



**Regular Board Meeting**  
**Monday, September 11, 2023**  
**6:00 PM- Town Hall Commissioners Room**

Call to Order- Mayor Del Eudy  
Invocation- Pastor David Snow from Community Church of Mount Pleasant  
Pledge of Allegiance- Mayor Del Eudy

**1. Public Forum**

*(Please limit comments to 3 minutes or less)*

**2. Conflict of Interest**

*The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.*

*(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)*

**3. Approve Agenda (Pages 1-2)**

**4. Consent Agenda (Pages 3-28)**

- A. Minutes August 14, 2023 (pages 3- 8)
- B. Resolution By Governing Body of Recipient for \$350,000 grant for Stormwater AIA grant. (pages 9-14)
- C. Resolution Granting the Opening of a New Bank Account and the Authorized Signers for USDA Interim Financing at Uwharrie Bank (page 15)
- D. Budget Amendment #4 ATV Purchase Cost Adjustment (pages 16-21)
- E. Resolution in Support of an Application for the US Environmental Protection Agency's Water Technical Assistance. (page 22)
- F. Resolution in Support of an Application for the Golden Leaf Foundation Site Program (page 23)
- G. Cabarrus County Interlocal Agreement for "Fire Department Staffing Grant" with Budget Amendment #5 Staffing Grant. (pages 24-28)
- H. Resolution Approving Interim Construction Financing for the USDA Sewer Project (separate attachment)
- I. (USDA) A Bond Order Authorizing Water & Sewer Revenue Bonds...Amount of \$6,048,000 to Help Finance Sewer System Improvements (separate attachment)

**5. Staff Reports (Pages 29-47)**

- A. Town Manager-Randy Holloway (page 29)
- B. Town Asst. Manager-Crystal Smith (page 30)
- C. Town Clerk/Finance Officer - Amy Schueneman (pages 31-32)
- D. Planning & Economic Development Director - Erin Burris (pages 33-36)

**TOWN OF MOUNT PLEASANT**

- E. Code Enforcement/Grant Writer- Jim Sells (pages 37-41)
- F. Public Works- Daniel Crowell (page 42)
- G. Cabarrus Co. Sheriff's Dept. (pages 43-47)

**6. Public Hearings (Pages 48-58)**

- A. Amendments to Town of Mount Pleasant Code of Ordinances Part 7: Vehicles, Traffic, & Parking (pages 48-54)
- B. TA 2023-01 Parking Surface Requirements (pages 55-57)
- C. Introduction to Amendments to Town of Mount Pleasant Code of Ordinances Part 3: Public Safety (page 58)

**7. Old Business**

None

**8. New Business (Pages 59-65)**

- A. Street Paving Rating System Presentation by Richard McMillian, Town Engineer (pages 59-65)

**9. Closed Session 143-318.11.(a)(#5) Discuss Property Purchase**

*To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease;*

**Closed Session 143-318.11.(a)(#6) Discuss Personnel Issues**

*To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge, or removal shall be taken in an open meeting.*

**10. Adjournment**

*All agenda items and attachments are considered public records.  
If you would like to obtain or view copies of the attachments or minutes from the Board's meetings, please contact Town Hall Monday-Friday 8:00am-4:30pm.  
Hard copies are \$.10 per page.  
Closed Session minutes are unavailable until released by the Board and/or the Town Attorney.*

# Mount Pleasant

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North Carolina

*Founded in 1848*

**Town of Mt. Pleasant  
Board of Commissioners  
Town Board Meeting Minutes  
Monday, August 14, 2023 at 6:00 P.M.**

**Attendance:** Mayor Del Eudy  
Mayor Pro-Tem/Commissioner Lori Furr  
Commissioner Chris Carter  
Commissioner Steven Dixon  
Commissioner William Meadows  
Commissioner Justin Simpson (arrived at 6:35pm)  
Town Administrator Randy Holloway  
Town Attorney John Scarbrough  
Town Clerk Amy Schueneman

**Also Present:** Erin Burris, Crystal Smith, Deputy CA Camille, Ally Schueneman, Captain Michael Klutz, Rita Gilmore, Earl Bradshaw, Deena Bost, Allen James, Adam Kiker & Zach Bennett from LKC Engineering, Austin McDonald, Tony Lapish, Susanna Sneed, Jack Thomson of NC Preservation, Vincent Veza, Doug & Thyra Drye, Roy Keene, Marie Schnitz, Gabriel Bello, and Mike Steiner.

### **CALL TO ORDER**

Mayor Eudy called the meeting to order.

### **INVOCATION**

Pastor Earl Bradshaw of Mt. Pleasant Methodist Church led the Board in prayer.

### **PLEDGE OF ALLEGIANCE**

Mayor Eudy led the Pledge of Allegiance.

Prior to opening the Public Forum Mayor Eudy addressed the audience stating, "that if they were there to discuss the candy issue which is later on the agenda, you can certainly come to the podium and speak on behalf of that. But, my message to this council is simply going to be that it has been a tradition of this Town for a long, long time and I wouldn't change it for nothing in the world. I have a feeling my commissioners is going to go right along with me. I think the only place it has been an issue is social media."

### **1. Public Forum**

Roy Keene expressed concern about addresses being published in the minutes since he received a visit from someone that was on a former board. Mr. Keene has also been contacted via social media to discuss Town issues. He asked the Board to rethink publishing residents personal addresses.

Deena Bost opened a business, art gallery and tattoo studio in Mount Pleasant at Tuscarora Mills. She thanked the Town for the ribbon cutting and hopes to be of service to the Town.

Marie Schnitz has concerns about the streets of Oldenburg and the need for them to be repaved. They are not standard streets. The sides are starting to crumble. Commissioner Carter stated

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

that Alish Trail is in bad shape. Mayor Eudy explained that staff were working on a scoring system to prioritize street repairs. The worst streets have the highest priority.

Mike Steiner thanked the Mayor, Commissioners, Town Manager, and Staff for their service to the Town. He asked if it was possible to pull up the agenda packet. Amy Schueneman explained that it was put on the website under the Town calendar when it was sent out to the Board.

## **2. Conflict of Interest**

*The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item.*

(No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or 160D-109(a). NC State Statute 160A-75 and no public official shall knowingly participate in making or administering a contract, including the award of money in the form of a grant, loan, or other appropriation, with any nonprofit with which that public official is associated. NC State Statute 14-234.3)

No one had a conflict.

## **3. Approve Agenda**

Mayor Eudy said there would be a couple of changes to the agenda:

- Under Consent Agenda A. Minutes July 10, 2023 had a clarification to the minutes.
- New Business A. Consider awarding BRS, Inc. the construction contract for the USDA project will move to after staff reports.

A motion to approve the amended Agenda as presented was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

## **4. Consent Agenda**

- A. Budget Amendment #2 Handrails for McAllister Field Bleachers
- B. Resolution By Governing Body of Recipient for \$150,000 grant for Drinking Water AIA grant.
- C. Budget Amendment #19 Transfer Streets & Infrastructure Funds

Commissioner Furr made a motion to approve the Consent Agenda as listed with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

Pulled from Consent Agenda-Minutes July 10, 2023

The Board had an updated copy of the July 10, 2023 minutes with the highlighted change.

A motion to approve the amended Minutes July 10, 2023 was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

## **5. Staff Reports**

- A. Town Manager-Randy Holloway
- B. Town Asst. Manager-Crystal Smith
- C. Town Clerk/Finance Officer - Amy Schueneman
- D. Planning & Economic Development Director - Erin Burris  
Ms. Burris provide a Summary of Achievements for the Town's 2017 Comprehensive Plan to the Board to see the progress.

- E. Code Enforcement/Grant Writer- Jim Sells
- F. Public Works- Daniel Crowell
- G. Cabarrus Co. Sheriff's Dept. Report
- H. Fire Department-Dustin Sneed

**MOVED New Business A. Consider awarding BRS, Inc. the construction contract for the USDA project.**

Adam Kiker with LKC Engineering gave a recap to the Board on the history of the USDA project. Two years ago, the town was approved for funding for both water and sewer projects from the USDA in the form of a 40-year loan at 2.25%. Then, over the next few years the Town received multiple direct appropriations from the State budget that were all in the water/sewer realm. The Town reorganized the scope by removing the water projects that were part of the USDA project. Only sewer is left which consists of a regional pump station, sewer line extensions, rehabilitation of clay sewer lines in the A, B, C St. area, and ten problem manholes across the town.

Mr. Kiker asked the Board to consider awarding the construction contract to BRS, Inc. from Ritchfield. On July 26<sup>th</sup>, there were three great companies that bid the project and BRS, Inc. was the lowest, responsible bidder at \$4,662,874. LKC has worked with them before, and they have always done a professional job.

**2 motions:**

1. A motion to award BRS, Inc. the construction contract for the USDA Project in the bid amount of \$4,662,874, **contingent upon approval from USDA-RD and LGC approval** was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)
2. A motion to allow the Town Manager to execute all documents relating to USDA Sewer project construction contract was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

Project will go before LGC on September 12<sup>th</sup> and if approved a lot of activity will be happening in December.

**6. Public Hearings**

**A. Exchanging Town property for private property for Economic Development purposes.**

Erin Burris read the Resolution Authorizing Exchange of Property Pursuant to NCGS State Statute 160D-1312 to the Board and Audience prior to the Public Hearing being opened.

Mayor Eudy opened the Public Hearing.

Marie Schnitz requested to use simple words to explain what was just read.

Mr. Holloway explained that what is in red on the map (currently Town Square Properties) would become the Town's and what is in yellow on map would become Town Square Properties. The exchange is being made to increase Public Parking downtown and have a developer build a mixed-use building in the downtown area. He recommended to the Board to make the exchange to improve the parking area behind Buddy's and behind the old theater.

Mike Steiner asked if the road going behind the bank was included in the area being repaved since the potholes are so bad.

Mr. Holloway explained that the property he is referring to is a private driveway and not the Town's so it would not be included in repaving. However, it may work out when the property behind the bank is possibly developed.

Gabriel Bello asked if there was a possibility of building a parking deck like Concord.

Mr. Holloway explained that the Town would try to purchase the two vacant lots behind the theater for parking also.

Mayor Eudy closed the Public Hearing.

A motion to approve the Resolution Authorizing Exchange of Property Pursuant to NCGS State Statute 160D-1312 and allow the Town Manager to execute all documents related to the exchange was made by Commissioner Meadows with a second by Commissioner Carter. All Board Members were in favor. (4-0, Commissioner Simpson arrived at 6:35pm)

**B. Preservation NC for Henderson/Barrier home at 1431 N Main St.**

Ms. Burris explained the Option to Purchase Real Property for Historic Preservation Agreement would allow Preservation North Carolina to put covenants and restrictions on the property to preserve the historic home. The option to purchase would allow them to sale the property for 1 year with a price of \$300,000. It gives Preservation North Carolina a little wiggle room to sale for more than that price to earn money to help enforce the covenants in the future and support their program. Whomever the home is sold to will know they are purchasing an historic home and are expected to keep it up to preserve it. It will be a double closing. The Town will close on the property with Preservation North Carolina and then Preservation North Carolina will close with the buyer.

*\*\*\*Commissioner Simpson arrived at 6:35pm.\*\*\**

Mayor Eudy opened the Public Hearing.

Mr. Holloway reminded the Board the home was purchased to have somewhere for the firefighters to stay during the renovation of the Fire Department.

Mayor Eudy closed the Public Hearing.

A motion to approve the Resolution with the Historic Preservation Foundation of North Carolina and allow the Town Manager to execute all documents related to the exchange was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (5-0)

**C. Abandonment of Right-of-Way on McAllister Avenue (Sneed)**

Ms. Burris read, "Pursuant to North Carolina General Statute 160A-299, the applicant is requesting the closure of an approximately 205-foot portion of existing right-of-way at the end of McAllister Avenue that was never improved as a street. The right-of-way was recorded on a 1939 plat of the J.B. McAllister Property (Plat Book 5, Page 78). The first approximately 400 feet of McAllister Avenue is a privately maintained gravel road. NCGS 160A-299 states that, unless otherwise agreed to by the adjacent property owners,

the abandoned right-of-way is to be split equally to be combined with the adjacent properties. However, property owners Doug and Thyra Drye have provided correspondence stating that they relinquish the half to which they are entitled to the applicant to be combined with her property as shown on the attached exhibit map.”

Mayor Eudy opened Public Hearing.  
No one spoke.  
Mayor Eudy closed Public Hearing.

A motion to approve the order for closure of the 205 feet of right-a-way for the unimproved portion of McAllister Avenue to be combined with Cabarrus County Parcel Number 5670-08-3451 was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0)

## 7. Old Business

### **A. Continue discussion on candy being thrown out at parades.**

Mayor Eudy restated what he said earlier. This is his hometown, and this has been a long standing tradition and no one has been hurt. He encouraged the Commissioners to leave it alone and let people throw candy and let kids receive the candy.

The Board was in consensus to leave things as they had been.

### **B. Consider renderings of Park Drive signs.**

Ms. Burris said there were two options for signs at the end of Park Drive. The Board needed to make a decision and to get it done in order to complete it by the end of the Fire Department renovation. Although the plan was to use rock salvaged from a demolished home, it would involve extra time and effort to clean the rocks for use. Option 1 showed all brick for the sign and could be completed cheaper and quicker.

A motion to approve example # 1 to be constructed at the corner of Park Drive and N. Main St. was made by Commissioner Meadows with a second by Commissioner Furr. All Board Members were in favor. (5-0)

## 8. New Business

### **B. Consider approving the FY23/24 engineering contract with LE Wooten & Company to cover 2 days per week and the associated Budget Amendment.**

Randy Holloway reminded the Board that Richard Milligan with LE Wooten & Company was working two days a week at the end of last fiscal year. The Town is stilling needing him to work two days a week. With the upcoming projects starting this fiscal year, he will be needed to oversee them. It may be possible to have some of the cost for his services covered by the State projects. Therefore, some of the expenses will be reimbursed, but not all. A budget amendment is also required if the contract is approved.

#### **2 motions:**

1. A motion to approve the FY23/24 contract with LE Wooten & Company for two days per week for engineering services was made by Commissioner Furr with a second by Commissioner Simpson. All Board Members were in favor. (5-0)

2. A motion to approve Budget Amendment #1 Engineering Fees was made by Commissioner Simpson with a second by Commissioner Carter. All Board Members were in favor. (5-0)

**C. Consider approving a Budget Amendment to up-fit the newly renovated Fire Station.**

Randy Holloway informed the Board that the Fire Station renovation was almost complete, and it looked like some of the contingency funds were remaining. However, there were several items the department needed to upfit the station. It is not everything that they are requesting, but the rest could wait until everything was completed and the Fire Department has moved back in so that we would know where they stood financially with the project. Total amount of this budget amendment is \$41,184.47. They will ask for more later.

A motion to approve Budget Amendment #3 Fire Department Up-fit was made by Commissioner Furr with a second by Commissioner Dixon. All Board Members were in favor. (5-0)

**9. Adjournment**

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Meadows seconded the motion. All Board Members were in favor. (5-0)

By our signatures, the following minutes were approved as submitted on Monday, September 11, 2023 in the Regular Meeting.

\_\_\_\_\_  
**Town Clerk Amy Schueneman**

\_\_\_\_\_  
**Mayor W. Del Eudy**

SEAL



# Mount Pleasant

North Carolina

*Founded in 1848*

## Resolution By Governing Body of Recipient

Project No. SRP-SW-ARP-0082

**Whereas**, the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their drinking water and/or wastewater and/or stormwater infrastructure needs, and

**Whereas**, the North Carolina Department of Environmental Quality has offered LASII ARPA funding in the amount of \$350,000 to perform the work detailed in the submitted application, and

**Whereas**, the Town of Mount Pleasant intends to perform said project in accordance with the agreed scope of work.

**Now, therefore, be it resolved by the Board of Commissioners of the Town of Mount Pleasant:**

That the Town of Mount Pleasant does hereby accept the ARPA grant offer of \$350,000; and

That the Town of Mount Pleasant does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Funding Offer and Acceptance (award offer) will be adhered to; has substantially complied, or will substantially comply, with all federal, State of North Carolina (State), and local laws, rules, regulations, and ordinances applicable to the project; and to federal and State grants and loans pertaining thereto; and

That Terry R Holloway, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the North Carolina Department of Environmental Quality, Division of Water Infrastructure.

Adopted this the 11<sup>th</sup> day of September 2023 at Mount Pleasant, North Carolina.

\_\_\_\_\_  
Del Eudy, Mayor

SEAL

\_\_\_\_\_  
Amy Schueneman, Town Clerk

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

ROY COOPER

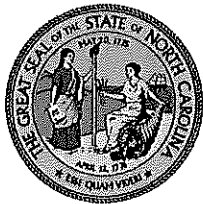
Governor

ELIZABETH S. BISER

Secretary

SHADI ESKAF

Director



NORTH CAROLINA  
Environmental Quality

August 17, 2023

Mr. Randy Holloway  
Town of Mount Pleasant  
P.O. Box 787  
8590 Park Drive  
Mount Pleasant, North Carolina 28214

Subject: Preliminary Project-Scope Approval &  
Transmittal of Offer-and-Acceptance Funding Award  
Stormwater Planning Grant  
Stormwater System AIA  
DWI Project No(s): SRP-SW-ARP-0082

Dear Mr. Holloway:

The Division of Water Infrastructure (**Division**) has reviewed the recently submitted preliminary project scope information, and we have no objections concerning the document(s) provided. Therefore, we are pleased to inform you the preliminary scoping document is approved herein.

In addition, with this document's approval, the above-referenced project, thusly, is now authorized to receive its intended *American Rescue Plan Act (ARPA)* funding, provided from the State Fiscal Recovery Fund (SFRF), as established in Session Law (S.L.) 2021-180 please note projects funded from the SFRF must meet applicable federal law and guidance for the ARPA funds. *The ARPA grant funding will cover one hundred percent (100%) of eligible, stormwater study, design or plan costs from the S.L. 2021-180 appropriation.*

Accordingly, enclosed are two (2) copies of an "offer-and-acceptance" document extending the **Town of Mount Pleasant a funding award** in the total amount of **\$350,000**. This award is made by the Division subject to the "*Assurances*" and "*Conditions*" set forth in the enclosed offer-and-acceptance document.

Upon your acceptance, please submit the following items to the Division, and addressed directly to the attention of **Pam Whitley**, Division of Water Infrastructure, 1633 Mail Service Center, Raleigh NC 27699-1633 ([Pam.Whitley@deq.nc.gov](mailto:Pam.Whitley@deq.nc.gov)):

1. A resolution (sample copy attached), adopted by your governing body, accepting the ARPA grant offer, and making the applicable assurances contained therein; and
2. One (1) original copy of the "offer-and-acceptance" document, executed by the designated Authorized Representative for the project, along with the signed "Standard Conditions" and "Assurances". Please retain the fully executed, second original copy for your files.

**Reimbursement requests** must be prepared using our standardized reimbursement-request form. A reference copy of this form has been enclosed for your convenience. You are free to reproduce this form should



North Carolina Department of Environmental Quality | Division of Water Infrastructure  
512 N. Salisbury Street | 1633 Mail Service Center | Raleigh, North Carolina 27699-1633  
919.707.9160

Mr. Holloway  
Town of Mount Pleasant  
August 17, 2023  
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additional copies be needed. Reimbursement requests shall be forwarded to a DWI Accountant at [DWI.Businessoffice@deq.nc.gov](mailto:DWI.Businessoffice@deq.nc.gov). *Once work referenced within the approved scoping document commences, an updated, fully-completed, current and signed/dated copy of our Reimbursement Request Form must be submitted with all reimbursement requests.*

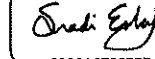
Finally, regarding reimbursements, please note the following:

Disbursement is based on the progress made on the project. To obtain payment, you must document the expenditures for which the payment is requested. Final disbursement (10%) will be made only after receiving a final deliverables documenting the completion and findings of the study, as approved herein. **All costs incurred prior to March 3, 2021, are not eligible for ARPA funds, and all ARPA funds must be expended prior to December 31, 2026.**

On behalf of the Department of Environmental Quality, I am pleased to make this offer of ARPA funds, made available by the SFRF. If you have any questions, please contact Jason Robinson, P.E., by telephone at 919.707.3887 or by e-mail at [jason.t.robinson@deq.nc.gov](mailto:jason.t.robinson@deq.nc.gov).

Sincerely,

DocuSigned by:



6390A872077B4C5  
Shadi Eskal, Director

Division of Water Infrastructure, NCDEQ

Enclosures: ARPA Grant Offer-and-Acceptance Document (2 copies)  
Reimbursement-Request Form  
Resolution-to-Accept ARPA Grant Offer (suggested format)  
Professional Engineering Services Procurement Certification

cc: Randy Holloway, Town of Mount Pleasant (via email at [HollowayR@mtppleasantnc.us](mailto:HollowayR@mtppleasantnc.us))  
Zachary Bennett, E.I., LKC Engineering, PLLC, Aberdeen (via email at [zach@LKCEngineering.com](mailto:zach@LKCEngineering.com))  
Antonio V. Evans, P.E. (DWI, via e-mail)  
Mark Hubbard, P.E. (DWI, via e-mail)  
Jason Robinson, P.E. (DWI, via e-mail)  
Karin Britt (DWI, via e-mail)  
DWI Administrative Unit (DWI, via e-mail)  
Pam Whitley (DWI, via e-mail)  
Jennifer House (DWI, via e-mail)  
ARPA File (EREID – ERAL)  
Project Agreement #: 2000067367

**STATE OF NORTH CAROLINA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
DIVISION OF WATER INFRASTRUCTURE**

**Funding Offer and Acceptance – Stormwater Planning Grant**

<b>Legal Name and Address of Award Recipient (i.e., Applicant):</b> Town of Mount Pleasant P.O. Box 787 8590 Park Drive Mount Pleasant, North Carolina 28214	<b>Project Number:</b> SRP-SW-ARP-0082 <b>UEID#:</b> X5DKHDA7VP74 <b>Assistance Listing Number:</b> 21.027
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Funding Program:		Additional Amount for Funding Increases	Previous Total	Total Offered
Drinking Water	<input type="checkbox"/>			
Stormwater	<input checked="" type="checkbox"/>			
Wastewater	<input type="checkbox"/>			
American Rescue Plan Act (ARPA) Grant	<input checked="" type="checkbox"/>	--	--	\$350,000

<b>Project Description:</b>  Stormwater System AIA	<b>Total Financial Assistance Offer:</b> <span style="border: 1px solid black; padding: 2px;">\$350,000</span> <b>Total Project Cost:</b> <span style="border: 1px solid black; padding: 2px;">\$350,000</span> <b>Estimated Closing Fee:</b> \$ - 0 -
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Pursuant to North Carolina Session Law 2021-180:

- The Applicant is eligible under Federal and State law;
- The Project is eligible under Federal and State law; and
- The Project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance.

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina: **Shadi Eskaf, Director, Division of Water Infrastructure  
North Carolina Department of Environmental Quality**

DocuSigned by:  Signature	8/17/2023 Date
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On Behalf of: Town of Mount Pleasant  
 Name of Representative in Resolution: \_\_\_\_\_  
 Title (Type or Print): \_\_\_\_\_

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

_____ Signature	_____ Date
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**STANDARD CONDITIONS**

1. Acceptance of this funding offer does not exempt the Applicant from complying with requirements stated in the U.S. Treasury's Final Rule for the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) and the SLFRF Compliance and Reporting Guidance (not explicitly referred to in this document) and any future requirements implemented by the U.S. Treasury.
2. Applicants shall comply fully with Subpart C of 2 CFR Part 180 entitled, "Responsibilities of Participants Regarding Transactions Doing Business with Other Persons," as implemented and supplemented by 2 CFR Part 1532. The Applicant is responsible for ensuring that any lower-tier-covered transaction, as described in Subpart B of 2 CFR Part 180, entitled "Covered Transactions," includes a term or condition requiring compliance with Subpart C. The Applicant is responsible for further requiring the inclusion of a similar term or condition in any subsequent, lower-tier-covered transactions. Applicants may access suspension and debarment information at: <http://www.sam.gov>. This system allows applicants the means to perform searches determining whether an entity or individual is excluded from receiving federal assistance.
3. The Uniform Guidance 2 CFR 200.317 through 2 CFR 200.327 gives minimum requirements for procurement, with 2 CFR 200.319(b) addressing engineering services procurement guidelines. ARPA-funded projects also must adhere to North Carolina (NC) State law, specifically NC General Statute (NCGS) §143-64.31, Article 3D, Procurement of Architectural, Engineering, and Surveying (A/E) Services. NCGS §143-64.32 cannot be used to exempt funding recipients (i.e., applicants) from a qualification-based selection for A/E. The State provides applicable certification forms that must be completed prior to receiving funds for any engineering services covered under this funding offer.
4. Local government units designated as "distressed" must complete the associated requirements of NCGS §159G-45(b).
5. Funds made available by the ARPA to the entity accepting the funds in this document (i.e., the Applicant) must only cover eligible costs incurred on or after March 3, 2021. Funds that are not disbursed by December 31<sup>st</sup>, 2026, will no longer be available for the project. Unused federal funds will revert from the State of North Carolina to the U.S. Treasury.

**ASSURANCES**

1. The Applicant intends to complete the project in accordance with the Application approved for financial assistance by the Division of Water Infrastructure.
2. The Applicant is responsible for paying for those costs ineligible for ARPA funding including, but not limited to, any amount in excess of the amount of this funding offer. The Applicant agrees to establish and to maintain a financial management system that adequately accounts for revenues and expenditures. Adequate accounting and fiscal records shall be maintained during the completion of the project, and these records shall be retained and made available for a period of at least three (3) years following completion of the project.
3. All ARPA funds shall be expended solely for carrying out the approved project, and an audit shall be performed in accordance with NCGS §159-34. Partial disbursements on this Award will be made promptly, upon request, subject to adequate documentation of incurred eligible costs, and subject to the Applicant's compliance with the Standard Conditions of this Award. The Applicant agrees to make prompt payment to its professional services' provider(s), and to retain only such amount(s) as allowed by NCGS.
4. The Applicant shall expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State.
5. Funds must be spent fully (i.e., fully reimbursed to the Applicant) by December 31st, 2026.

**Acknowledgement of Standard Conditions and Assurances**

The Applicant hereby gives assurance to the Department of Environmental Quality that the declarations, assurances, representations, and statements made by the Applicant in the Application, and all documents, amendments, and communications filed with the Department of Environmental Quality by the Applicant in support of its request for financial assistance, shall be fulfilled.

..... Signature	..... Date
--------------------	---------------

# Mount Pleasant

North Carolina

*Founded in 1848*

## Resolution Granting the Opening of a New Bank Account and the Authorized Signers

BE IT RESOLVED, that the Town of Mount Pleasant Board of Commissioners hereby designates Uwharrie Bank to open a new checking account titled “**Water and Sewer Revenue Bond Anticipation Note, Series 2023**” under our Federal EIN #56-6001297, and that Mayor Del Eudy, Assistant Town Manager Crystal Smith, Finance Officer Amy Schueneman, and Senior Customer Service Jennifer Blake be authorized effective September 11, 2023 to execute the opening of the account, the ability to manage the account, and authorization to sign checks upon all accounts for the Town of Mount Pleasant.

BE IT FURTHER RESOLVED, that such evidence of debt, checks, and drafts will be signed or authorized by any two of said officials.

This the 11th day of September, 2023.

\_\_\_\_\_  
Mayor Del Eudy

Attest:

\_\_\_\_\_  
Amy Schueneman, Town Clerk







**Customer:**

**Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.**

**A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.**

- Vendor: Deere & Company
- 2000 John Deere Run  
Cary, NC 27513
- Signature on all LOIs and POs with a signature line
- Contract name or number; or JD Quote ID
- Sold to street address
- Ship to street address (no PO box)
- Bill to contact name and phone number
- Bill to address
- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- Membership number if required by the contract

**For any questions, please contact:**

**Nicholas Wood**

James River Equipment  
2421 Us Hwy 64 East  
Asheboro, NC 27203

Tel: 336-625-2212

Fax: 336-625-0738

Email: [nick.wood@jamesriverequipment.com](mailto:nick.wood@jamesriverequipment.com)

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.



Quote Id: 29449369

---

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

James River Equipment  
2421 Us Hwy 64 East  
Asheboro, NC 27203  
336-625-2212  
AsheboroSalesUsers@jamesriverequipmen  
t.com

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Prepared For:

**TOWN OF MOUNT PLEASANT**



Proposal For:

**Delivering Dealer:**

Nicholas Wood

James River Equipment  
2421 Us Hwy 64 East  
Asheboro, NC 27203

AsheboroSalesUsers@jamesriverequipment.com

**Quote Prepared By:**

Nicholas Wood

nick.wood@jamesriverequipment.com

---

Date: 18 August 2023

Offer Expires: 18 September 2023

*Confidential*



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

James River Equipment  
2421 Us Hwy 64 East  
Asheboro, NC 27203  
336-625-2212  
AsheboroSalesUsers@jamesriverequipmen  
t.com

**Quote Summary**

**Prepared For:**  
TOWN OF MOUNT PLEASANT  
8590 PARK DR  
MOUNT PLEASANT, NC 28124

**Delivering Dealer:**  
**James River Equipment**  
Nicholas Wood  
2421 Us Hwy 64 East  
Asheboro, NC 27203  
Phone: 336-625-2212  
nick.wood@jamesriverequipment.com

**Quote ID:** 29449369  
**Created On:** 18 August 2023  
**Last Modified On:** 18 August 2023  
**Expiration Date:** 18 September 2023

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE GATOR™ XUV835M (Model Year 2023)	\$ 27,022.16	\$ 23,536.12 X	1 =	\$ 23,536.12
<b>Contract:</b> NC Grounds Maintenance Equip 2210B (PG 2Y CG 22)				
<b>Price Effective Date:</b> February 1, 2023				

**Equipment Total** **\$ 23,536.12**

\* Includes Fees and Non-contract items

**Quote Summary**

Equipment Total	\$ 23,536.12
Trade In	
SubTotal	<b>\$ 23,536.12</b>
Est. Service Agreement Tax	\$ 0.00
Total	\$ 23,536.12
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 23,536.12</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



**JOHN DEERE**

# Selling Equipment

Quote Id: 29449369      Customer Name: TOWN OF MOUNT PLEASANT

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

James River Equipment  
2421 Us Hwy 64 East  
Asheboro, NC 27203  
336-625-2212  
AsheboroSalesUsers@jamesriverequipment.com

## JOHN DEERE GATOR™ XUV835M (Model Year 2023)

<b>Hours:</b>	<b>Suggested List *</b>
<b>Stock Number:</b>	\$ 27,022.16
<b>Contract:</b> NC Grounds Maintenance Equip 2210B (PG 2Y CG 22)	<b>Selling Price *</b>
	\$ 23,536.12
<b>Price Effective Date:</b> February 1, 2023	

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
57K7M	GATOR™ XUV835M (Model Year 2023)	1	\$ 19,749.00	13.00	\$ 2,567.37	\$ 17,181.63	\$ 17,181.63
<b>Standard Options - Per Unit</b>							
001A	US/Canada	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
0505	Build To Order	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
1060	27" Predator Heavy-Duty all-terrain radial tires on 14" Yellow Steel Wheels	1	\$ 179.00	13.00	\$ 23.27	\$ 155.73	\$ 155.73
2031	Split Bench Seat - Black Vinyl	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
2350	Park Position in Transmission	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
2500	Green and Yellow	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
3003	Cargo Box with Spray In Liner, Brake, and Tail Lights	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
3101	Cargo Box Power Lift	1	\$ 1,073.00	13.00	\$ 139.49	\$ 933.51	\$ 933.51
4000	OSR Nets	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
4060	Black Roof	1	\$ 577.00	13.00	\$ 75.01	\$ 501.99	\$ 501.99
5010	Less Protection Package	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
6349	Less Winch	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Standard Options Total</b>			<b>\$ 1,829.00</b>		<b>\$ 237.77</b>	<b>\$ 1,591.23</b>	<b>\$ 1,591.23</b>
<b>Dealer Attachments/Non-Contract/Open Market</b>							
BUC11227	*Side Mirrors (open station & cab doors)	1	\$ 224.70	13.00	\$ 29.21	\$ 195.49	\$ 195.49
BM26383	*Glass Windshield (no wiper)	1	\$ 1,124.57	13.00	\$ 146.19	\$ 978.38	\$ 978.38
BM26390	*Windshield Washer Kit	1	\$ 170.13	13.00	\$ 22.12	\$ 148.01	\$ 148.01
BM26389	*Windshield Wiper Kit	1	\$ 418.37	13.00	\$ 54.39	\$ 363.98	\$ 363.98



**JOHN DEERE**

# Selling Equipment

Quote Id: 29449369

Customer Name: TOWN OF MOUNT PLEASANT

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

James River Equipment  
2421 Us Hwy 64 East  
Asheboro, NC 27203  
336-625-2212  
AsheboroSalesUsers@jamesriverequipment.com

BUC10682 *Winch Kit 4500lb, Winch	1	\$ 890.24	13.00	\$ 115.73	\$ 774.51	\$ 774.51
BUC10698 *Winch Kit, Receiver Mount 4500 lb	1	\$ 367.01	13.00	\$ 47.71	\$ 319.30	\$ 319.30
BUC10281 *Rear metal screen	1	\$ 267.50	13.00	\$ 34.78	\$ 232.72	\$ 232.72
BUC10679 *Brushguard	1	\$ 469.73	13.00	\$ 61.06	\$ 408.67	\$ 408.67
BUC10761 *Constant-Velocity (CV) Guards Front and Rear Kit	1	\$ 301.74	13.00	\$ 39.23	\$ 262.51	\$ 262.51
BM26739 *Rear Cab Attachment Harness	1	\$ 88.81	13.00	\$ 11.55	\$ 77.26	\$ 77.26
BM26740 *Front Cab Attachment Harness	1	\$ 88.81	13.00	\$ 11.55	\$ 77.26	\$ 77.26
BM26267 *Roof Attachment Harness	1	\$ 108.07	13.00	\$ 14.05	\$ 94.02	\$ 94.02
BM26268 Front Attachment Harness (dash port)	1	\$ 164.79	13.00	\$ 21.42	\$ 143.37	\$ 143.37
BM26185 Beacon Light	1	\$ 316.71	13.00	\$ 41.17	\$ 275.54	\$ 275.54
BUC10804 Backup Alarm	1	\$ 131.61	13.00	\$ 17.11	\$ 114.50	\$ 114.50
BUC10608 Front Turn Signal Light Kit	1	\$ 104.86	13.00	\$ 13.63	\$ 91.23	\$ 91.23
BUC10809 Front Attachment Harness	1	\$ 206.51	0.00	\$ 0.00	\$ 206.51	\$ 206.51
<b>Dealer Attachments Total</b>		<b>\$ 5,444.16</b>		<b>\$ 680.90</b>	<b>\$ 4,763.26</b>	<b>\$ 4,763.26</b>
<b>Value Added Services</b>		<b>\$ 0.00</b>			<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total</b>						
<b>Total Selling Price</b>		<b>\$ 27,022.16</b>		<b>\$ 3,486.04</b>	<b>\$ 23,536.12</b>	<b>\$ 23,536.12</b>

*Founded in 1848*

**RESOLUTION IN SUPPORT OF THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA IN SUPPORT OF AN APPLICATION FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY'S WATER TECHNICAL ASSISTANCE.**

WHEREAS, the United States Environmental Protection Agency has announced the availability of support to communities in providing safe drinking water, wastewater, and storm water services; and

WHEREAS, the Town of Mount Pleasant desires to receive technical assistance to improve the communities water infrastructure; and

WHEREAS, establishment of a sustainable water infrastructure that supports current and future growth is essential to the community; and

WHEREAS, the Town wishes to identify its water challenges, develop plans, and build technical capacity to access water infrastructure funding; and

WHEREAS, Mount Pleasant is a town located in eastern Cabarrus County, North Carolina, United States with a population of 1981 in a rural census tract. The town is located near the convergence of North Carolina Highway 73 and North Carolina Highway 49.

WHEREAS, the Town seeks to identify assistance with applications for federal funding, quality infrastructure and reliable water services.

**Now, Therefore, Be It Resolved, that the Town of Mount Pleasant supports the application for the United States Environmental Protection Agency's Water Technical Assistance.**

---

Mayor

ATTEST:

---

Town Clerk



**RESOLUTION IN SUPPORT OF THE TOWN OF MOUNT PLEASANT, NORTH CAROLINA IN SUPPORT OF AN APPLICATION FOR THE GOLDEN LEAF FOUNDATION SITE PROGRAM.**

WHEREAS, the Golden Leaf Foundation has announced the availability of support to identify support to communities to identify potential sites for economic development; and

WHEREAS, the Town of Mount Pleasant desires to attract and retain a variety of businesses and light industry to promote a robust and diverse economic base; and

WHEREAS, establishment of a sustainable land development pattern that complements the character of the Town while promoting economic development; and

WHEREAS, improving economic development was identified in the Mount Pleasant Comprehensive Plan adopted in 2017; and

WHEREAS, Mount Pleasant is a town located in eastern Cabarrus County, North Carolina, United States with a population of 1981 in a rural census tract. The town is located near the convergence of North Carolina Highway 73 and North Carolina Highway 49.

WHEREAS, identification of potential economic development sites is a core aspect of the community's economic growth; and

WHEREAS, the lack of identified economic development sites limits the Town's ability to procure implementation of funds for economic development.

**Now, Therefore, Be It Resolved, that the Town of Mount Pleasant supports the application for the Golden Leaf Foundation's SITE Program - Identification.**

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

**INTERLOCAL  
AGREEMENT**

This **INTERLOCAL AGREEMENT** (“Agreement”), is made and entered into by and between the **TOWN OF MOUNT PLEASANT** (“Town”) and **CABARRUS COUNTY** (“County”) to assist the Town in providing increased Fire Services through a staffing grant from the County.

**RECITALS**

1. Pursuant to Part 1 of Article 20 of Chapter 160A of the North Carolina General Statutes and N.C. Gen. Stat. § 153A-445(a)(1), the Town and County may enter into contracts or agreements with each other in order to execute any undertaking.

2. The Town Council and the County Board of Commissioners have found and determined that it is in the public benefit and interest to assist the Town in providing initial or increased staffing of their fire department with appropriate certified personnel to provide immediate response to emergency situations that the department is called upon to respond to;

3. The Town Council and the County Board of Commissioners have by separate duly enacted resolutions made the above determination and have authorized the provisions and execution of this Agreement.

In consideration of the above Recitals and the Provisions contained below, which the parties agree constitute sufficient consideration to make this Agreement legally binding and enforceable, the parties agree as follows.

**PROVISIONS**

1. The County, upon execution of this Agreement and upon confirmation that all items required by County of the Town are in place at the Town, will provide funding in the amount up to \$27,240 during the 2023/2024 fiscal year (the “Term”) for the sole use of staffing of personnel at the department for emergency responses. The County will make payments to the Town monthly in the amount of \$2,270 per month effective July 1, 2023 this date being the effective date of staffing at the department.

2. The Town will provide staffing at its facilities for a minimum of 40 hours per week, 52 weeks per year. Records of the number of positions, the hours worked, the amounts paid (including the source apportioned from each party for such positions, if applicable), and the costs for positions funded under this Agreement must be kept and made available to the Fire Marshal upon request. Any audit required to be performed by the Town shall clearly indicate that the grant funding for this program was used for personnel staffing.

3. The minimum certifications of any personnel serving in a position funding partially or in whole by this grant shall be NC Firefighter 1 & II, NC Emergency Medical Technician, and EVD certification.



4. The schedule of work week hours of the personnel for the Department will be reviewed and approved by the Town's Fire Chief and/or Deputy Chief but shall be made available upon request by the Cabarrus County Fire Marshal.

5. It shall be the responsibility of the Town to ensure that all personnel funded under this grant are responsible persons with the required training and experience required to fulfill the job requirements. The Town assumes all responsibility and liability for the conduct and actions of the personnel, up to the limits required by law, when such person is engaged as an agent of the Town.

6. Any positions funded under this grant are sole staff members of the Town hiring them and are in no way considered employees of the Cabarrus County Government.

7. The Town shall be responsible for paying all salaries, wages, bonuses, or other compensation, insurance, and retirement benefits, for its staff.

8. The Town is responsible for all aspects of personnel management concerning any positions funded by this grant, including, but not limited to, hiring, termination, wages, and compensation, scheduling, and orientation and training.

9. The County Fire Marshal will make periodic inspections of the department participating in this grant to determine continued compliance with this Agreement as well as compliance with industry accepted standards, practices, and procedures. The Fire Marshal's Office may withhold funding at any time the department is out of compliance with either this Agreement or such standards.

10. Either party may terminate this Agreement without cause after expiration of a sixty (60) day written notice to the other party. Unused grant funds will be returned to the County upon termination.

11. Miscellaneous:

(a) This Agreement shall be deemed made in Cabarrus County, North Carolina. This Agreement shall be governed by and construed in accordance with the laws of North Carolina. The exclusive forum and venue for all actions arising out of this Agreement shall be the appropriate division of the North Carolina General Court of Justice in Cabarrus County. Such actions shall neither be commenced in nor removed to federal court.

(b) No action or failure to act by the either party shall constitute a waiver of any of its rights or remedies that arise out of this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach of this Agreement, except as may be specifically agreed in writing.

(c) Nothing contained in this Agreement shall be deemed or construed so as to in any way estop, limit, or impair either party from exercising or performing any regulatory, policing, legislative, governmental, or other powers, including governmental immunity and any defenses under the law. The parties shall comply with all applicable laws, rules and regulations.

(d) If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforceable to the extent permitted by law.

(e) Neither party may assign (which includes to delegate) any of its rights (including the right to payment) or duties that arise out of this Agreement.

(f) This Agreement may be amended in writing at any time during the Term upon mutual agreement of the parties.

(g) This Agreement contains the entire agreement between the parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Agreement.

(h) Notice under this Agreement shall be made upon the following:

Jacob Thompson  
Cabarrus County Fire Marshal  
30 Corban Avenue SE, Suite FM 601  
Concord, NC 28025  
[jathompson@cabarruscounty.us](mailto:jathompson@cabarruscounty.us)

Dustin Sneed  
Fire Chief, Town of Mt Pleasant  
1415 N Main St,  
Mt Pleasant, NC 28124  
[Dsneed@mtpleasantnc.us](mailto:Dsneed@mtpleasantnc.us)

IN WITNESS, the Town and County have duly approved this Agreement and authorized their respective officials to execute the same, as indicated below.

**TOWN OF MOUNT PLEASANT**

**CABARRUS COUNTY**

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Chair, Board of Commissioners

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Town Clerk

By: \_\_\_\_\_  
Clerk to the Board

Date of Execution: \_\_\_\_\_

Date of Execution: \_\_\_\_\_

Approved as to Form

Approved as to Form

By: \_\_\_\_\_  
Town Attorney

By: \_\_\_\_\_  
County Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: \_\_\_\_\_  
Town Finance Director

By: \_\_\_\_\_  
County Finance Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## MEMORANDUM

To: Mayor and Town Board

From: Randy Holloway, Town Manager

Date: September 11, 2023

RE: Manager's report for August 2023

Please find listed below an update / overview for the month of August 2023

- Continued to participate in construction meetings with Town Staff and contractors doing the work for the renovations to the Fire Station.
- Continued working with Staff and LKC Engineering to prepare for the USDA project going to the North Carolina LGC for approval and loan closing scheduled for September 11, 2023.
- Continued working with Staff on the pay study. We hope to give the Board a report within the next 60 days.
- Continued working with Staff on the bleachers and handrails for the park project.
- Participated in numerous on-site meetings at the Fire Station to work out problems / last minute details to keep the project on schedule.
- Continued working with the Town Engineer and several structural engineers to evaluate a potential problem with the pump station building at the raw water intake site on Dutch Buffalo Creek. We have received a recommendation from the engineers, and we are in the process of correcting the issues.
- Met with representatives from the Mueller Water Meter Company to discuss upgrading the Town's water meters to a remote read capability. Staff will have a recommendation later this year.
- Worked with Staff to deal with the water issues and we continued to flush the system and take samples at various sites. The samples are improving, and we anticipate everything returning to normal very soon.
- Met with Staff, Mayor Eudy and legislators Newton and Crutchfield to thank them for their efforts to help the Town with various needs and updated them on continuing unfunded infrastructure needs.
- Met with Staff and representatives from the Southeast Rural Community Assistance Project to discuss various water and sewer infrastructure projects that the Towns needs to address in the near future.

*ASSISTANT TOWN MANAGER'S REPORT*

*September 2023*

To: Mayor & Commissioners

From: Crystal Smith, Assistant Town Administrator

Subject: Monthly Activities for August 2023

- Attended monthly Town Board Meeting
- Continue working on USDA with Bob Jessup & LGC
- Monthly BCBS webinar
- Met with Staff and Mr. Crutchfield & Mr. Newman on additional Town needs
- Submitted yearly Worker's Comp self-audit
- Events meeting
- Attended Mount Pleasant Merchant's Association meeting
- Worked on Fall Festival
- Worked on Christmas Events
- Coordinated with final items on McAllister Park finished
- Worked with two employees on personnel issues

Respectfully submitted,



Crystal Whitley Smith  
Assistant Town Manager

**Financial Report as of August 31, 2023**

	<u>Bank Acct Name</u>	<u>Balance</u>
<u>General Fund Accts</u>	General Checking	\$106,020.28
	General Fund MM at First Bank	\$865,635.80
	General Fund MM (NCCMT)	\$25,642.75
	General Fund 42% MM at First Bank	\$13,351.15
	General Fund 42% MM (NCCMT)	\$994,174.12
	Façade Grant	\$11,120.20
	Park Development (Uwharrie)	\$877.28
	Payroll Checking	\$66,513.97
	Powell Bill	\$46,591.18
	Retiree Insurance	\$27,568.99
	Sidewalk Escrow Hwy 49	\$6,305.79
USDA- Payment Reserve	\$223,115.22	
Water/Sewer accts	WS Checking	\$99,917.11
	WS Money Market	\$1,005,033.36
	WS Money Market (NCCMT)	\$25,642.75
	Debt Setoff (NCCMT)	\$1,017.19
	Dredging Fund (Uwharrie)	\$31,023.48
Capital Reserve Accts	Infrastructure & Streets	\$88,057.06
	Police Vehicles	\$56,667.23
Capital Projects	CMAQ Capital Project	\$127,540.61
	Municipal Complex & Park Imp	\$12,442.60
	SCIF funds	\$39,350.98
	USDA Capital Project	\$131,496.04
	State Funded-Sewer Project	\$103.97
	State Funded Water Projects	\$52,522.81
Fire Dept.	Fire & Rescue Releif Fund	\$36,356.83
	FD-Rado Reserves	\$21,760.58
	FD Capital Project	\$776,984.54
	FD Capital Reserve -Vehicles	\$61,950.41
<b>TOTAL</b>		<b>\$4,954,784.28</b>

FY2023-2024		General Fund			
	<u>APPROVED</u>	<u>MONTH</u>	<u>YEAR</u>		
	<u>2023-2024</u>	<u>TO DATE</u>	<u>TO DATE</u>	<u>REMAINING</u>	<u>PERCENT</u>
		(Encumbered)			
Revenues	\$2,464,101.00		\$245,485.11	\$2,218,615.89	10%
Expenditures	\$2,464,101.00	\$33,954.87	\$363,348.07	\$2,066,798.06	16%
		<b>Water Sewer Fund</b>			
	<u>APPROVED</u>	<u>MONTH</u>	<u>YEAR</u>		
	<u>2023-2024</u>	<u>TO DATE</u>	<u>TO DATE</u>	<u>REMAINING</u>	<u>PERCENT</u>
		(Encumbered)			
Revenues	\$1,488,800.00		\$235,948.89	\$1,252,851.11	16%
Expenditures	\$1,488,800.00	\$46,468.79	\$234,499.59	\$1,207,831.62	19%

**TOWN OF MOUNT PLEASANT  
COMPARISON BUDGET VS ACTUAL -August 2023**

	<u>CURRENT BUDGET</u>	<u>YTD ACTUAL</u>	<u>DIFFERENCE</u>
<b>GENERAL GOVERNMENT</b>			
Town Hall	93,000.00	43,042.10	49,957.90
Governing Body	40,650.00	8,171.90	32,478.10
Admin	294,828.00	31,721.24	263,106.76
Planning & Zoning	177,890.00	18,025.77	159,864.23
	606,368.00	100,961.01	505,406.99
<b>PUBLIC SAFETY</b>			
Law Enforcement	162,993.00	100.00	162,893.00
Fire Department	786,319.00	119,018.97	667,300.03
	949,312.00	119,118.97	830,193.03
<b>PUBLIC WORKS</b>			
Operations Center	50,940.00	10,313.01	40,626.99
Streets	174,350.00	14,195.78	160,154.22
Sanitation	156,900.00	11,765.97	145,134.03
Buildings & Grounds	83,750.00	14,461.92	69,288.08
	465,940.00	50,736.68	415,203.32
<b>CULTURE/REC</b>	73,400.00	4,993.38	68,406.62
<b>DEBT SERVICE</b>			
Debt Service Principal	225,725.00	54,433.12	171,291.88
Debt Service Interest	124,898.00	33,104.91	91,793.09
	350,623.00	87,538.03	263,084.97
<b>TOTAL</b>	<b>2,445,643.00</b>	<b>363,348.07</b>	<b>2,082,294.93</b>
<b>WATER/SEWER</b>			
Admin	360,700.00	33,990.34	326,709.66
Operations Center	35,250.00	13,143.18	22,106.82
Water	179,500.00	50,708.60	128,791.40
Sewer	396,500.00	34,363.46	362,136.54
Water Treatment Plant	327,056.00	102.294.01	#VALUE!
	1,299,006.00	132,205.58	1,166,800.42
<b>DEBT SERVICE</b>			
Debt Service Principal	167,284.00	-	167,284.00
Debt Service Interest	22,510.00	-	22,510.00
	189,794.00	-	189,794.00
<b>TOTAL</b>	<b>1,488,800.00</b>	<b>132,205.58</b>	<b>1,356,594.42</b>
<b>COMBINED</b>	<b>3,934,443.00</b>	<b>495,553.65</b>	<b>3,438,889.35</b>



# Mount Pleasant

North Carolina

*Founded in 1848*

Planning and Economic Development

September 11, 2023

## Planning & Zoning Cases

### **TA 2023-01 Parking Surface Requirements**

**Description:** Request to extend Center City (CC) gravel parking amortization period for an additional two and half years until December 31, 2025 due to unforeseen delays in Comprehensive Plan implementation and to consolidate paving exemptions into one section and removing paving exception assembly uses.

**Affected Section of MPDO:** Section 8.1.3.1

**Current Status:** Scheduled for recommendation at August 28 Planning & Zoning meeting and Town Board public hearing at September 11 meeting.

### **REZ 2023-04 Town Property on Jackson Street**

**Description:** Town requests rezoning town-owned property to residential

**Location:** 625 Jackson Street

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1

**Proposed Zoning:** RM Residential Medium Density

**Area:** 1.0 acre

**Estimated Sewer Capacity Usage:** 450 gpd (below 600gpd threshold)

**Current Status:** Public Hearing scheduled for August 28 Planning & Zoning meeting.

### **SITE 2022-04 Highway 49 Mini-Storage**

**Description:** Site Plan for 10 acres of mini storage (site area 11.27 acres), including 20 storage buildings totaling 98,100 square feet

**Location:** 8830 NC Highway 49 N

**Cabarrus County Parcel Number(s):** 5670-47-4622

**Current Zoning:** I-1

**Area:** 11.27 acres

**Estimated Sewer Capacity Usage:** 0gpd

**Current Status:** Awaiting submittal of revised plans.

### **SITE 2022-07 Virginia Foil Park/Library/Senior Center**

**Description:** Site plan for athletic complex/library/senior center

**Location:** 1111 N. Washington St.

**Cabarrus County Parcel Number(s):** 5670-44-0187

**Zoning:** O-I Office & Institutional

**Area:** approx. 29.11 acres

**Estimated Sewer Capacity Usage:** 19,400 gpd (allocated)

**Current Status:** Grading underway.

### **SITE 2023-02 Parking Lot (corner of E. Franklin St. and Eastover Dr.)**

**Description:** Site plan for commercial parking lot

**Location:** 8860 E. Franklin Street

**Cabarrus County Parcel Number(s):** 5670-42-6218

**Zoning:** C-1 Light Commercial  
**Area:** approx. 0.5 acres  
**Estimated Sewer Capacity Usage:** 0gpd  
**Current Status:** Under construction

**SITE 2023-01 Propel Church**

**Description:** Site plan for religious institution and Alternative Design Proposal for building design  
**Location:** 7801 NC Highway 73 E  
**Cabarrus County Parcel Number(s):** 5660-96-0201  
**Zoning:** OI Office & Institutional  
**Area:** approx. 6.8 acres  
**Estimated Sewer Capacity Usage:** 1,520gpd (5gal per seat) (pending allocation request)  
**Current Status:** Coordinating with adjacent property owner on access and utilities. Initial site plan has been submitted and is under review.

**SUB 2017-01 Green Acres**

**Description:** 37-lot single-family subdivision. Plans for development of this property were originally initiated in 2008.  
**Location:** NC Highway 73 at Sloop Arthur Drive and Green Acres Circle  
**Cabarrus County Parcel Number(s):** 5651-70-6355  
**Zoning:** RM CZ Conditional Residential Medium Density  
**Area:** approx. 14.92 acres  
**Density:** 2.28 dwelling units per acre  
**Estimated Sewer Capacity Usage:** 8,880gpd (allocated in development agreement 7/12/2022)  
**Current Status:** Grading underway.

**SUB 2020-03 Brighton Park**

**Description:** 178-lot single-family subdivision with community clubhouse and pool. Plans for development of this property were originally initiated in 2008.  
**Applicant:** Niblock Homes  
**Location:** Southwest corner of NC Highway 73 and NC Highway 49  
**Cabarrus County Parcel Number:** 5660-56-4096, 6785, 8647, & 9681  
**Zoning:** RM Residential Medium Density  
**Area:** approx. 86.77 acres  
**Density:** 2.05 dwelling units per acre  
**Estimated Sewer Capacity Usage:** 28,560gpd for first three phases and 14,160gpd for last two phases (42,720gpd total) (allocated in development agreement 6/17/2022)  
**Current Status:** Grading and improvement installation underway.

**Code of Ordinances**

**Part 3: Public Safety**

Staff is working on updating public safety procedures and compliance with state law. These updates will be presented to the Town Board in September.

**Part 7: Motor Vehicles & Traffic**

Town Board voted to approve amendments to Part 7. The updated ordinance has been added to the Town website. Notice of changes were sent out in December 2022 water bill and posted on Town Facebook page. Sign installation continues and will be complete by the end of 2023. Additional clarifications regarding residential streets, golf carts, and public alleys are proposed for review by the Town Board in September.

### Utilities

- Following the passage of SB 673 (which reduces single-family residential allocation to 75gpd per bedroom), the Town of Mount Pleasant has a total of 71,936 gallons per day to allocate until 2024 when the Phase 1 Rocky River Regional Waste Water Treatment Plant is completed. This is 6,269gpd more than the original allocation. So far 56,840 gallons per day have been allocated to three projects. A total of 15,096gpd remain to be allocated until the first expansion is complete. The WSACC Board voted to allocate an additional 50,000gpd to the Town of Mount Pleasant until the second expansion.
- The Town was selected to move forward in the FEMA Building Resilient Infrastructure and Communities (BRIC) grant process. The application includes Downtown utility duct bank installation and conversion and stormwater mitigation as recommended in the downtown stormwater study currently underway. The grant request is for approximately \$4.5 million. The grant match is 12%.
- Work will begin soon on Empire Drive Sewer Pump Station utilizing a USDA loan and water line projects are scheduled to go to bid in October.

### Comprehensive Plan Implementation

- HMW Preservation has completed of the National Register District architectural survey draft to submit to the State Historic Preservation Office. LKC and subcontractor McAdams have completed a report with recommendations and cost estimates for the Downtown Stormwater Study. Staff will request that the CIP portion of the report be adopted to assist with grant applications.
- Town staff is working on plans for additional/improved parking in the southwest quadrant of downtown.
- Fire Department and Town Park construction projects are nearing completion. Visit the [www.mpncfuture.com](http://www.mpncfuture.com) website for project updates.
- Town Staff is working with the EDC on proposals for Phase 2 Economic Development planning to serve as the economic development component of the Comprehensive Plan update.

### Transportation

- Staff received six letters of interest for engineering on the N. Washington Street CMAQ project.
- Public works staff and engineering staff have scored the streets to prioritize paving. Jackson Street between North Drive and Highway 49 was paved at the end of June. Scoring reflects that several streets in Oldenburg are the next highest priorities for paving. The Town is currently getting estimates for the next five prioritized streets.
- At the direction of the Town Board, three additional pedestrian projects, and one additional highway project were submitted for State Transportation Improvement Program for P7.0. This is in addition to two pedestrian projects and one highway project that were submitted for P6.0 three years ago (delayed due to COVID and budget shortfalls). All projects are shown in the Comprehensive Plan and/or Bicycle & Pedestrian Project Acceleration Plan.

### Permits

August report attached.

## August 2023 Zoning Permits

Permit #	Date	Cab. Co. #	Add. #	Street Name	Type	Permit Description	Applicant	Notes
Z-2023-45	8/1/2023	5671-11-6043	8325	Fisher Rd	Accessory	Pool	Jeff Schilkowski	Reissued Z-2021-34
Z-2023-46	8/1/2023	5671-11-6043	8325	Fisher Rd	Addition	Deck	Jeff Schilkowski	
Z-2023-47	8/10/2023	5670-44-0187	1111	N. Washington St.	New	Library/Senior Center & Foil Park	Cabarrus County	SITE 2022-07, CoC
Z-2023-48	8/10/2023	5670-06-4895	619	N. Skyland Dr.	New	Single-family residential	Chris Swofford	
Z-2023-49	8/10/2023	5670-06-4779	623	N. Skyland Dr.	New	Single-family residential	Chris Swofford	
Z-2023-50	8/10/2023	5670-15-9689	840	N. Main St.	New	Single-family residential	KEBLG LLC	
Z-2023-51	8/17/2023	5670-04-7371	501	S. Halifax St.	New	Single-family residential	Todd Eury	
Z-2023-52	8/17/2023	5670-04-7224	507	S. Halifax St.	New	Single-family residential	Todd Eury	

8 Zoning Permits

# Mount Pleasant

North Carolina

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## CODE ENFORCEMENT

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### Monthly report

The following case load was managed by Code Enforcement for the month of:

**AUGUST 2023**

<b>New Cases</b>	<b>18</b>
<b>Cases Cleared</b>	<b>11</b>
<b>Illegal Signs pulled</b>	<b>27</b>
<b>Court Actions</b>	<b>0</b>
<b>Reinspection</b>	<b>7</b>
<b>Golf Cart Inspections</b>	<b>0</b>

<b>Case Breakdown</b>	
<b>Zoning Violation</b>	<b>3</b>
<b>Property Maintenance</b>	<b>10</b>
<b>Grass/Weeds/Brush</b>	<b>2</b>
<b>Sign Violations</b>	<b>0</b>
<b>Inoperable Unlicensed vehicles</b>	<b>0</b>
<b>RV Parking</b>	<b>0</b>
<b>Other</b>	<b>3</b>
<b>TOTAL</b>	<b>18</b>

### Cases

<b>Case #</b>	<b>Location</b>	<b>Status</b>
023-041-C	1670 Main Street, S	C
023-042-H	Old Halifax Street, N	C
023-043-C	Mitchell @ Washington Street, N	C
023-044-C	1550 Main Street, N	C
023-045-C	375 Moose Road	C
023-046-C	8907 Franklin Street, E	C
023-047-C	2351 Mt. Pleasant Road,S	O
023-046-C	8860 Franklin Street, E	C
023-049-C	Skyland Drive	O
023-050-C	1370 C Street	C
023-051-C	1439 Main Street, South	C

8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704-436-9800

Website: [www.mtpleasantnc.org](http://www.mtpleasantnc.org) Email: [townhall@mtpleasantnc.us](mailto:townhall@mtpleasantnc.us)

023-051-C	Franklin Street, E	C
023-0530C	Dutchess Street	O
023-054-C	598 Jackson Street	O
023-055-C	8416 Franklin Street, E	O
023-056-C	1600 Main Street, South	C
023-057-C	1550 Main Street, S	O
023-058-C	501/507 Halifax Street, S	O

### Route Card

Date	Code	Notes
01	C	023-041-C 1670 Main Street S. High grass/dilapidated building(abandoned swimming pool). Site visit, documentation and LOI mailed. CLOSED
01	C	023-042-C Old north Halifax Street, Parking tanker near residential property. Tanker was gone, private vehicle there. CLOSED
01	O	Continued to fix filing system for Code Compliance.
01	C	Check conditions on South College and New Street regarding unpermitted building.
02	O	023-042-C Spoke with Doug Steele regarding the tanker parking on the Old Halifax Street.
02	O	023-042-C Researched information in the NC Fire Code reference tank vehicle parking. Issue is the jurisdiction of Cabarrus County Fire Marshal's Office and sent an email requesting assistance to them.
02	O	Continued updating filing system for Code Compliance.
02	O	023-042-C. Revisited site and documented tank vehicle parked there.
02	M	Met with Charlie James regarding the property on Main Street, S.
05	O	Spoke with Mr. Carns about the Fisher Earnhardt Property.
07	C	023-043-C 8725 Mitchell Street – illegal dumping. Mailed LOI.
07	C	Walnut Street, South. Junk vehicle. Vehicle was operable and had a current tag.
07	R	023-037-C 8125 Wood Street. Grass had been mowed. CLOSED.
07	R	023-038-C 8799 Bowman Barrier Road. Construction debris had been removed from the pile. Email public works to pick up. CLOSED
07	R	023-039-C 1380 Washington Street. Material had been picked up. CLOSED
07	M	Met with the Sandra Freeman regarding Washington Street and thanked her for picking up the material.
07	M	Met with Mr. Eudy regarding the debris pile on Bowman Barrier and relayed that public works had been advised to pick up the vegetative debris and thank him for removing the construction debris. He also complained about a RV on Lee Street which will be checked on 08/09/23.
07	O	Provided notification of potential severe weather and weather warnings.
08	O	Attempted to contact William Meadows regarding vehicle.
08	M	Met with contractor regarding location of Knox Box on FD.
08	M	Met with Douglas Steel regarding the tank vehicle on old Halifax North. He stated that he would allow the owner to move the vehicle to the Old Kindly Cotton Mill property.

08	O	Continuation of updating filing system.
08	EM	Damage assessment/report
08	O	Developed abandoned/junk vehicle Letter of Inquiry.
09	O	023-0410C Spoke with Christine Gilbert about the lot at 1670 Main Street, South.
10	G	Gold Leaf Grant. Applied for grant access and begin work on information needed for application for a site study for economic development.
10	G	Fall 2023 Water System Grant. Begin review of the grant
10	O	Updated code cases.
14	G	Cont. Technical Assistance but cancelled work after advised with already have the grant.
14	R	Checked construction site beside ABC Store. Site work is starting but no silt fencing found to be on site.
14	C	Check the construction site for new house at 623 Skyland Drive. Footing has been poured and some building materials on site. No silt fencing. Erin called and questioned the owner. Started a monitoring file.
14	C	023-044-C 1550 Main Street, S. Received a complaint about run-off from the site. Site visit disclosed that work was still in progress, no silt fencing, 2 RV's on property with slides deployed, and erosion running across neighbors property. LOI sent.
15	O	Hardware store for office supplies.
15	R	Checked stream on construction site beside ABC Store.
15	C	023-045-C Checked possible business operating without a business permit. LOI was sent to occupant.
15	G	Package plant feasibility grant.
15	SS	Sign sweep – 5 signs.
15	C	8860 Franklin Street, E. Initial site visit to determine progress of site operations.
18	EM	Prepared EOP for presentation at September board meeting.
18	EM	Prepared Part 3 for presentation at September board meeting.
18	C	Composed and mailed thank you letter to 1670 Main Street, S.
18	G	Package plant feasibility, cont...
21	G	Golden Leaf SITE Program
21	C	023-048-C. Site visit to 8860 East Franklin Street regarding site preparation for parking lot. No silt fencing was evident on site or other erosion control measures. Photographed conditions for monitoring. Situation may be turned over to NC DEQ.
21	C	Site visit to 2351 Mount Pleasant Road, South reference storage of dumpsters. Investigation only.
21	C	Site visit to 8907 Franklin Street, East, reference minimum housing. No contact made.
22	EM	Continued. Water Technical Assistance Grant.
22	R	Recheck Washington Street
22	C	023-047-C Mailed LOI to owner.

22	C	023-046-C Received complaint on minimum housing. Need to get with owner.
24	C	023-047-C Researched and mailed LOI to property owner.
24	C	023-048-C Met with Richard and Erin to discuss conditions at the site. Richard to send information to the Ste
24	C	023-050-C Buildings at the end of "C" Street Constructed in public right of way.
24	C	023-049-C New construction on Skyland, N without erosion control.
24	SS	15 Signs
24	C	023-053-C Motor freight carrier parked in dead end right street at 5/3 Drive through.
24	C	Two lots on Halifax, South construction started. Monitor.
25	C	Received a complaint regarding 1550 Main Street, South. Complainant sent images of recent erosion run-off.
28	SS	6 Signs
28	C	023-044-C Mailed a Notice of Violation lack of erosion control for the construction of the accessory structure (silt fence and/or grass covered with straw.
28	R	023-050-C Rechecked C street and the buildings have been removed. Another building was discovered in the right-of-way but will not impact sewer line installation.
28	C	023-052-C Abandoned mattress on Franklin Street, East; west of the intersection with Halifax. Notified NCDOT for removal due to road hazard.
28	C	023-051-C Abandoned refrigerator at 1439 Main Street, South. Jennifer notified the owner to remove the refrigerator and/or the doors per Town ordinance. Will recheck on 08/29
28	C	023-053-C Motor freight carrier being parked at the public right-of-way to the 5/3 drive-through teller machine at the entrance to Food Lion. Referred to CCSD who stated they determined the business owner but the drivers phone was disconnected. Stated they could not do anything unless impeding traffic. The trailer is secured. Will continue to monitor.
28	C	023-054-C 598 Jackson Street. Illegal dumping. Bed frame and construction material found mixed in with limbs and other natural debris.
28	G	Discussed technical assistance grant with Randy and prepared for meeting on Wednesday with State representatives.
29	EM	Begin monitoring of Idalia. Sent information to Staff.
29	R	023-051-C Rechecked the site and found the refrigerator still had the doors on. Since the Town does not pick up appliances and the person referred to by the Town was not responsive, went back to the site and personally removed the doors. CLOSED.
29	C	023-054-C Letter of Inquire sent to occupants and owner.
29	C	023-055-C 8416 Franklkin Street, E. Received a complaint about the grass and weeds. Visited the site, documented conditions and mailed a Letter Of Inquiry to Occupants.
29	C	Received an email complaint from Martha Dobson regarding a swimming pool located at 1550 Main Street, South.



29	C	Additional complaint forwarded from Erin from Martha Dobson regarding an overflowing storm drain at the end of the driveway at 1660 Main Street, South.
30	EM	Removed blockage from storm drain near Hardees on Main Street, North
30	EM	Continue to monitor Idalia and send updates

**C=Complaints; EP=Emergency Planning; GCI=Golf Cart Inspection; G=Grants;  
I=Investigation; M=Meeting; O=Other; R=Recheck; SS=Sign Sweep; T=Training,  
HC=Hazardous Condition**

## MEMORANDUM

To: Mayor and Town Board

From: Daniel Crowell, Public Works

Date: September 11, 2023

RE: Please find listed below an update / overview for the month of August 2023

### **New:**

- Completed monthly meter reads
- Water Cut-Offs
- Responded to 13 pump station alarm calls
- Responded to 2 after hour customer calls
- Picked up 18 dump truck loads of brush which equals 216 cubic yards of brush
- Completed 32 work orders for various issues
- Repaired water main leak at 1165 North Main St.
- Repaired water leak at 960 Page St.
- Repaired water leak on Laurelwood Ct.
- Repaired water leak at 7995 West Franklin St. (Garrow Utilities assisted us)
- Repaired water main on Erbach Ln. (damaged by Windstream directional boring)
- Repaired water service on Alish Trail (damaged by Windstream directional boring)
- Repaired water main break on East Franklin St. (on Sunday 8/20)

### **Ongoing:**

- Public works mows and maintains approximately 18 acres each week to biweekly depending on conditions as well as ground maintenance at all 8 of our sewer pump stations
- 8 pump stations are checked once a week which included a visit to each station checking dialer status and recording run times. Alarm floats are pulled and checked and stations cleaned monthly in accordance to NC DWQ standards
- Weekly Chlorine monitoring is done on Mondays or Fridays depending on schedule of work and consists of pulling samples from 5 different sites which change every other week
- Due to the volume of brush/yard debris collection typically takes 1 to 1.5 days of the week especially during leaf season

# Cabarrus County Sheriff's Office

## Law Calls for Service

253 / Mt Pleasant

06/01/2023 - 08/31/2023

OFFICER-INITIATED	Jun-23	Jul-23	Aug-23
<b>Total</b>	1,031	843	1,061
50 B OR C	0	0	2
ALL ANIMAL CONTROL CALLS	1	0	0
ASSIST OTHER	1	0	1
CIVIL PROCESS	5	9	10
COMMUNITY CONTACT	0	10	5
CRIMINAL SUMMONS	0	3	0
DIRECT TRAFFIC	0	0	1
DOMESTIC DISTURBANCE	0	1	0
ESCORT	1	0	0
FIGHT	0	0	1
FOLLOW UP	1	2	5
IMPROPERLY PARKED VEH	0	0	2
INVESTIGATION	1	2	0
LARCENY	0	0	1
OPEN DOOR	1	0	0
ROAD HAZARD	1	1	0
SECURITY CHECK	906	784	798
SERVICE CALL LAW	2	1	0
SEX OFFENDER CHECK	0	1	0
SPECIAL EVENT	5	0	0
SRO ASSIST ADMIN	21	0	53
SRO FIGHT/ASSAULT	0	0	1
SRO MENTOR/COUNSEL	17	0	66
SRO SAFETY CHECK	27	0	83
STRANDED MOTORIST	0	0	3
SUSPICIOUS SUBJECT	2	2	2
SUSPICIOUS VEHICLE	7	4	7

	Jun-23	Jul-23	Aug-23
TRAFFIC STOP	31	19	18
TRESPASSING	0	1	0
WARRANT	1	3	1
WELFARE CHECK (PERSON)	0	0	1

## DISPATCHED

	Jun-23	Jul-23	Aug-23
<b>Total</b>	<b>55</b>	<b>60</b>	<b>50</b>
ADDRESS CHECK	0	0	1
ALL ANIMAL CONTROL CALLS	2	3	2
ASSAULT	0	1	0
ASSIST EMS	3	0	1
ATTEMPT TO LOCATE	0	2	1
BANK ALARM	0	1	0
BREAKING AND ENTERING OF RESD	0	1	0
BREAKING ENTER OF VEHICLE	0	0	1
BURGLAR ALARM	2	4	7
CAC WELFARE CHECK	1	0	0
CARELESS RECKLESS DRIVING	5	5	2
COMMITMENT PAPERS	1	2	2
DEATH INVESTIGATION LEO	0	0	1
DISCHARGE FIREARMS	0	1	1
DISPUTE (ANYONE)	1	4	3
DOMESTIC DISTURBANCE	1	3	2
ESCORT	3	3	0
FIGHT	0	0	1
FOLLOW UP	0	1	0
FRAUD / FORGERY	0	2	0
INFORMATION	0	1	1
INTOXICATED DRIVER	1	0	0
LARCENY	3	3	1
LOUD (ANYTHING DESC IN NARR)	0	2	0

	Jun-23	Jul-23	Aug-23
OPEN DOOR	1	0	0
OVERDOSE / POISONING	2	0	0
PROPERTY DAMAGE	1	1	0
PROWLER	0	1	1
RECOVERED PROPERTY	0	1	0
ROAD HAZARD	0	1	1
SECURITY CHECK	4	0	0
SERVICE CALL LAW	6	3	6
SEX OFFENDER CHECK	0	1	0
SRO ASSIST ADMIN	0	0	2
STRANDED MOTORIST	1	0	0
STRUCTURE FIRE	0	0	1
SUSPICIOUS SUBJECT	4	4	3
SUSPICIOUS VEHICLE	0	1	3
TRAFFIC ACC PROPERTY DAMAGE	8	5	4
TRAFFIC ACCIDENT PI	2	0	0
TRAFFIC STOP	1	0	0
TRESPASSING	0	1	0
WELFARE CHECK (PERSON)	2	2	2

## Details for Dispatched Calls for Service

08/01/2023 - 08/31/2023

Total Disp. CFS: 50

Event #	Date / Time	Street	Case #	Call Source
<b>ADDRESS CHECK 1</b>				
23-164092	08/15 15:01	MALIBU RD		PHONE
<b>ALL ANIMAL CONTROL CALLS 2</b>				
23-154784	08/01 12:33	ROSS CIR		PHONE
23-173012	08/28 15:32	ENCHANTED LN	23-0828-0009	PHONE
<b>ASSIST EMS 1</b>				
23-166730	08/19 04:29	E FRANKLIN ST	23-0819-0002	PHONE
<b>ATTEMPT TO LOCATE 1</b>				
23-172802	08/28 12:19	PAGE ST		PHONE
<b>BREAKING ENTER OF VEHICLE 1</b>				
23-171778	08/26 14:32	NC HWY 49 N	23-0826-0013	PHONE
<b>BURGLAR ALARM 7</b>				
23-156043	08/03 11:43	W FRANKLIN ST		PHONE
23-157241	08/05 07:42	NC HWY 73 E		PHONE
23-158208	08/07 09:51	W FRANKLIN ST		PHONE
23-164716	08/16 12:12	WALKER RD		PHONE
23-165900	08/17 22:55	NC HWY 73 E		PHONE
23-168957	08/22 18:44	ALISH TR		PHONE
23-171789	08/26 15:03	N COLLEGE ST		PHONE
<b>CARELESS RECKLESS DRIVING 2</b>				
23-158856	08/08 08:00	COOK ST		PHONE
23-159317	08/08 18:47	N MAIN ST		PHONE
<b>COMMITMENT PAPERS 2</b>				
23-155784	08/03 01:55	SUMMER ST		PHONE
23-162364	08/13 10:57	PAGE ST		PHONE
<b>DEATH INVESTIGATION LEO 1</b>				
23-162848	08/14 08:42	NC HWY 49 N	23-0814-0005	PHONE
<b>DISCHARGE FIREARMS 1</b>				
23-171697	08/26 11:09	HILLSIDE DR		PHONE
<b>DISPUTE (ANYONE) 3</b>				
23-161517	08/11 17:38	W FRANKLIN ST		PHONE
23-162408	08/13 12:51	W FRANKLIN ST		PHONE
23-171895	08/26 19:04	NC HWY 49 N		E911
<b>DOMESTIC DISTURBANCE 2</b>				
23-155723	08/02 22:49	N MAIN ST		PHONE
23-157361	08/05 13:21	WESTERHOLT CT		PHONE
<b>FIGHT 1</b>				
23-157516	08/05 20:06	OLDENBURG DR/MT PLEASANT RD S	23-0805-0010	PHONE
<b>INFORMATION 1</b>				
23-161683	08/11 23:44	ROSS CIR		PHONE
<b>LARCENY 1</b>				
23-172543	08/28 08:05	NC HWY 49 N		PHONE

<b>PROWLER</b>			<b>1</b>	
23-167032	08/19 18:55	W FRANKLIN ST		PHONE
<b>ROAD HAZARD</b>			<b>1</b>	
23-173985	08/29 15:25	MT PLEASANT RD S/OLDENBURG DR		PHONE
<b>SERVICE CALL LAW</b>			<b>6</b>	
23-154539	08/01 08:27	NC HWY 49 N		PHONE
23-158600	08/07 19:07	S HALIFAX ST		RADIO
23-160267	08/10 07:47	W FRANKLIN ST		PHONE
23-162323	08/13 09:18	PAGE ST		PHONE
23-163829	08/15 09:42	NC HWY 49 N		PHONE
23-167258	08/20 07:15	E FRANKLIN ST		PHONE
<b>SRO ASSIST ADMIN</b>			<b>2</b>	
23-158133	08/07 08:18	NORTH DR		PHONE
23-163269	08/14 15:12	WALKER RD		PHONE
<b>STRUCTURE FIRE</b>			<b>1</b>	
23-158675	08/07 21:55	ROSS CIR		PHONE
<b>SUSPICIOUS SUBJECT</b>			<b>3</b>	
23-159240	08/08 15:48	NC HWY 49 N		PHONE
23-164194	08/15 16:41	NC HWY 73 E		PHONE
23-172337	08/27 19:22	EASTOVER DR		W911
<b>SUSPICIOUS VEHICLE</b>			<b>3</b>	
23-162234	08/13 00:52	ALISH TR		PHONE
23-163937	08/15 11:54	S COLLEGE ST		PHONE
23-170696	08/24 21:15	NC HWY 49 N		PHONE
<b>TRAFFIC ACC PROPERTY DAMAGE</b>			<b>4</b>	
23-156854	08/04 15:23	PARK DR	23-0804-0008	PHONE
23-163839	08/15 09:48	E FRANKLIN ST		PHONE
23-164212	08/15 17:33	W FRANKLIN ST	23-0815-0019	PHONE
23-173785	08/29 13:05	W FRANKLIN ST	23-0829-0012	PHONE
<b>WELFARE CHECK (PERSON)</b>			<b>2</b>	
23-163096	08/14 13:23	W FRANKLIN ST		PHONE
23-166994	08/19 17:26	E FRANKLIN ST		PHONE

## NOTICE OF PUBLIC HEARING

The Town of Mount Pleasant Board of Commissioners will hold a public hearing at the regular meeting on **Monday, September 11, 2023 at 6:00PM** in the Meeting Chamber of Town Hall, 8590 Park Drive, Mount Pleasant, NC 28124 regarding the following item:

### **TA 2023-01 Parking Surface Requirements**

Text amendment request to consolidate paving exemptions into one section, remove assembly uses from the paving exemption, and extend paved parking amortization date. Affected Section of MPDO: 8.1.3.1.

### **Amendments to Town of Mount Pleasant Code of Ordinances Part 3: Public Safety**

Proposed amendments to Code of Ordinances Part 3 to include form of government, fire prevention, fire department, and emergency preparedness updates.

### **Amendments to Town of Mount Pleasant Code of Ordinances Part 7: Vehicles, Traffic, & Parking**

Proposed amendments to Code of Ordinances Part 7 to include clarifying use of coasters, skates, scooters and similar devices on low-speed residential streets, regulating the use of vehicles and trucks within public alleys within downtown, and an additional statutory reference for the use of golf carts within the Town limits.

All interested persons are invited to attend. Please call Mount Pleasant Town Hall at 704-436-9803 if you have questions or need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number (711 or 800-735-2962).

Publish dates: Fridays, September 1 and 8





## Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

**To:** Mayor & Town Board of Commissioners  
**From:** Erin S. Burris, AICP, Planning & Economic Development Director  
**Date:** September 11, 2023  
**Subject:** Amendments to Code of Ordinances Part 7

### A. BACKGROUND

Part 7 of the Code of Ordinance was updated in September of 2022. The following amendments are proposed for clarification:

- Coaster, roller skates, toy vehicles, and similar devices are permitted on residential streets of 25mph or less.
- Rear triangles on golf carts must be affixed where they are visible.
- NCGS 20-135.A and NCGS 20-137.1 are included for reference regarding child restraint for golf carts.
- The public alley within downtown is restricted for trucks of greater than two (2) axles, due to its narrow width.

### B. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

### C. ACTION REQUESTED

Following the public hearing, the Town Board of Commissioners is requested to review and take action on one of the following items:

- **Approve amendments to Code of Ordinances Part 7 amendments as presented.**
- **Approve amendments to Code of Ordinances Part 7 amendments with changes.**
- **Disapprove amendments to Code of Ordinances Part 7 amendments.**
- **Defer/Table Code of Ordinance amendments to allow additional time for consideration.**

### D. ATTACHMENTS

1. Code of Ordinances Part 7 proposed amendments

## CHAPTER 4: VEHICLE OPERATION

### Section 7-4.1 Use of coasters, roller skates, and similar devices restricted

No person upon roller skates, or riding in or by means of any coaster, toy vehicle, or similar device, shall ~~go upon~~ use any roadway for which the speed limit exceeds 25mph, except while crossing a street on a crosswalk and when so crossing such person shall be granted all the rights and shall be subject to all the duties applicable to pedestrians. This section shall not apply upon any residential street with a speed limit of 25mph or less. ~~street while set aside as a play street as authorized by ordinance.~~

### Section 7-4.2 Use of push carts, animals, or animal-drawn vehicles

Every person propelling any push cart or riding a horse or other animal upon a roadway, and every person driving any animal-drawn vehicle, shall be subject to the provisions of N.C.G.S. Chapter 20, Part 10, as applicable to the driver of any vehicle, except those provisions of this Part which, by their very nature, can have no application. No person shall drive, lead, or ride any animal or animal-drawn vehicle upon a sidewalk within the Town.

### Section 7-4.3 Animal-drawn vehicles for hire

Animal-drawn vehicles for hire are not permitted within the Town limits.

### Section 7-4.4 Use of bicycles

- A. The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this Section.
- B. These regulations applicable to bicycles shall apply whenever a bicycle is operated upon any street or upon any public path set aside for the exclusive use of bicycles, subject to those exceptions stated herein.
- C. Every person riding a bicycle upon a roadway shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of this State declaring rules of the road applicable to vehicles or by this chapter applicable to the driver of a vehicle, except as to special regulations in this article and except as to those provisions of laws and ordinances which by their nature can have no application.
- D. Any person operating a bicycle shall obey the instructions of official traffic-control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- E. Whenever authorized signs are erected indicating that no right or left or U-turn is permitted, no person operating a bicycle shall disobey the direction of any such sign, except where such person dismounts from the bicycle to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.
- F. A person propelling a bicycle shall not ride other than astride a permanent and regular seat attached thereto.
- G. No bicycle shall be used to carry more persons at one time than the number for which it is designate and equipped.

## Code of Ordinances - Part 7: Vehicles and Traffic

vehicles on any road or highway if it determines that the prohibition is necessary in the interest of safety.

6. Low-speed vehicles must comply with the safety standards in 49 C.F.R. § 571.500.
  7. Regardless of age, a mini-truck shall not qualify as an antique vehicle or historic vehicle as described in N.C.G.S. 20-79.4(b).
- B. Subject to the provisions of N.C.G.S. 160A-300.6, the use of golf carts on streets shall meet the following requirements:
1. Golf carts shall not be operated on or alongside a public road or street with a posted speed limit greater than 35 miles per hour. No golf carts are permitted on numbered highways including NC Highway 73 and NC Highway 49 regardless of posted speed limit.
  2. Golf carts may cross a road with a posted speed limit greater than 35 mph. However, once this segment of road has been transversed, the golf cart is still required to travel only on or along a roadway with a speed limit of 35 mph or less. Golf carts must cross in a manner that is the most direct route in order to decrease crossing distance, i.e. no riding along a road or crossing at an angle. Under no circumstance is a golf cart allowed to cross a control access facility other than at bridges which cross over or under a control access facility.
  3. Any person who operates a golf cart must be responsible for all liability associated with operation of the golf cart and must have liability insurance coverage which will cover the use of a golf cart in an amount not less than required by North Carolina law for motor vehicles operated on public highways in the State of North Carolina.
  4. Any person who operates a golf cart must be at least sixteen (16) years of age or older. No person may operate a golf cart unless that person is licensed to drive upon the public streets, roads and highways of North Carolina and then, only in accordance with such valid driver's license. Golf cart operators must carry their driver's license on their person at all times while operating a golf cart on public roads.
  5. Any person who operates a golf cart on public streets and roads must adhere to all applicable State and local laws, regulations and ordinances, including but not limited to those banning the possession and use of alcoholic beverages, and all other illegal drugs. In addition, no golf cart containing any open container of alcohol shall be operated on public roads.
  6. The operator of the golf cart shall comply with all traffic rules and regulations adopted by the State of North Carolina and the Town, which governs the operation of motor vehicles.
  7. An operator may not allow the number of people in the golf cart at any one time to exceed the maximum capacity specified by the manufacturer. The operator shall not allow passengers to ride on any part of a golf cart not designed to carry passengers, such as the part of the golf cart designed to carry golf bags.
  8. In no instance shall a golf cart be operated at a speed greater than 20 miles per hour. No golf cart may be operated at a speed greater than reasonable and prudent for the existing conditions.



## Code of Ordinances - Part 7: Vehicles and Traffic

9. Golf carts must be operated at the right edge of the roadway and must yield to all vehicular and pedestrian traffic.
10. Golf carts must park in designated spaces in such a manner that multiple golf carts can utilize the space. All parking rules and limits apply. No parking on sidewalks is allowed.
11. Golf carts must have basic equipment supplied by the manufacturer, including a vehicle identification or serial number. Such equipment must include all safety devices as installed by said manufacturer, including a rear view mirror and a visibly affixed rear triangle reflector of the same type required by North Carolina law.
12. Golf carts without lights may be operated only during daylight hours. Golf carts meeting the requirements set forth below may operate at any time:
  - a. Golf carts having two (2) operating headlights, one on each side of the front of the golf cart and two (2) operating tail lights, one on each side of the rear of the cart, all four (4) lights must be visible from a distance of 500 feet; and
  - b. If a mechanical turn signal indicator is not installed, then hand signals are required for turns.
13. All golf carts must complete a golf cart registration application and submit to the Town for approval. Before driving on public roads, the operator of a golf cart must have a valid issued registration. A registration fee as set forth in the Town's schedule of fees shall be paid at the time of application.
14. Each owner must have proof of ownership, and liability insurance, and a completed Waiver of Liability, releasing the Town from liability that may arise as a result of operation of a golf cart inside the Town limits. These documents must be in the golf cart at all times while in operation on public roads.
15. All golf carts must meet the requirements or minimum standards of safety equipment as set forth above in this Ordinance.
16. All golf cart operators must present a valid driver/s license while operating a golf cart on a public road.
17. The registration sticker shall be valid for one (1) year and must be visible on a golf cart operated on a public road.
18. Lost or Stolen Permit/Stickers are the responsibility of the owner and must be replaced before the golf cart is operated on a public road.
19. NCGS 20-135.2A states that seat belts shall be properly worn, as installed. NCGS 20-137.1 states that passengers under 16 years of age shall be properly secured by a seatbelt which meets federal standards and that children under 8 years of age and less than 80 pounds be properly secured in a weight appropriate child passenger restraint system (car seat).

(Amended 9-12-2022, Amended 9-11-2023)

**Section 7-5.11 “Through streets” designated**

- A. Through streets are major thoroughfares, minor thoroughfares or collector streets upon which traffic is intended to flow with minimal stops.
- B. Through streets are designated below:
  - 1. Main Street
  - 2. Franklin Street
  - 3. Lee Street
  - 4. NC Highway 49
  - 5. NC Highway 73
  - 6. North Drive
  - 7. Oldenburg Drive
  - 8. Walker Road

**Section 7-5.12 “No-through Truck Traffic” Streets**

- A. The Board shall have authority to declare any Town-maintained street or part thereof a “No Through Truck Traffic” street and to place appropriate signs or devices in the roadway indicating and helping to protect the same. “Trucks” shall include any commercial vehicle with more than two (2) axles. Exception is made when traffic is diverted due to road closure.
- B. Whenever authorized signs are erected indicating any street or part thereof as a “No Through Truck Traffic” street, no person shall drive a commercial vehicle with more than two (2) axles upon any such street or portion thereof except drivers of vehicles having business or whose residences are within such closed area, and then any said driver shall exercise the greatest care in driving upon any such street or portion thereof.
- C. The following town-maintained streets and alleys are hereby designated “No Through Truck Traffic” Streets:
  - 1. Barringer Dr.
  - 2. College St.
  - 3. Cook St.
  - 4. Eastover Drive
  - 5. Elm St.
  - 6. Hillside Dr.
  - 7. Jackson St.
  - 8. Kluttz St.
  - 9. Ludwig St.
  - 10. MPCl St.
  - 11. New St.
  - 12. Summer St.
  - 13. W. Walnut St.
  - 14. Washington St. (North and South)
  - 15. Public alley located between 1453 and 1455 N. Main Street
  - 16. Any street within a residential major subdivision as defined by the Mount Pleasant Development Ordinance (MPDO).

## Code of Ordinances - Part 7: Vehicles and Traffic

### **Section 7-7.10 No stopping, standing, or parking near hazardous or congested places**

When official signs are erected at hazardous or congested places no person shall stop, stand or park a vehicle in any such designated place.

### **Section 7-7.11 Parking time limited on certain streets**

When signs are erected in each block giving notice thereof, no person shall park a vehicle for longer than the times specified within the district or upon any of the streets described herein.

### **Section 7-7.12 Loading and unloading zones**

- A. It shall be unlawful for any person to stop, stand or park any vehicle for any purpose or period of time except in accordance with the requirements of this Chapter.
- B. The following areas are hereby designated as commercial loading and unloading zones and no person shall stop, stand, or park a vehicle therein for any purpose other than the expeditious unloading and delivery, or pickup and loading of materials and goods, and then only for a period not to exceed fifteen (15) minutes:
  - 1. In the 1450 and 1460 blocks on the west side N. Main Street
  - 2. In the 1450 block on the east side of N. Main Street
  - 3. In the 1480 block of S. Main Street
  - 4. Within a public alley in the downtown business district [\(except trucks with more than 2 axles\)](#)
- C. Only one (1) vehicle may be parked in any unloading zone at one time, and no vehicle shall impede the safe movement of traffic and emergency vehicles.
- D. Upon any local residential street, a moving van, delivery truck, or similar vehicle may be parked on a street for a period not to exceed twelve (12) hours for the loading and unloading of household items provided that a minimum clearance of twelve (12) feet is provided on the roadway for the free movement of vehicular traffic and emergency vehicles.

### **Section 7-7.13 Signs required**

Whenever by this or any other Chapter any parking time limit is imposed or parking is prohibited on designated streets there shall be appropriate signs giving notice thereof and no such regulations shall be effective unless said signs are erected and in place at the time of any alleged offense. When parking along an entire street is prohibited, one sign placed at the beginning of the street stating "No Parking This Street" shall be installed and with one sign placed on each side at least 1,000 feet along such street.

(Amended 9-12-2022)



## Town Board of Commissioners Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

**To:** Mayor & Town Board of Commissioners  
**From:** Erin S. Burris, AICP, Planning & Economic Development Director  
**Date:** September 11, 2023  
**Subject:** TA 2023-01 Parking Surface Requirements

### A. BACKGROUND

**Applicant:** Town of Mount Pleasant  
8590 Park Drive  
Mount Pleasant, NC 28124

**Affected Sections of MPDO:** Section 8.1.3.1

Staff requests adjustments to parking surface requirements to include the following:

- Consolidate paving exemptions into one section
- Remove assembly uses from paving exemption. Minimum number of parking spaces would be required to be paved, with the exception of public parks and trailheads. Overflow parking for assembly uses be exempt, as with other uses.
- Extend amortization of gravel CC district parking until December 31, 2025 in order to allow the Town time to improve the parking area and stormwater in the southwest quadrant of downtown, in accordance with the adopted Comprehensive Plan and Downtown Stormwater Study.

### B. RELATIONSHIP TO ADOPTED PLANS & POLICIES

The only relevant strategy in the Town's adopted Comprehensive Plan is Downtown Strategy #1 (DT1), which states:

"Improve downtown parking availability and quality by constructing a municipal parking lot and working with downtown property owners to make improvements to existing parking. Explore additional areas where parking can be improved upon."



### C. STAFF RECOMMENDATION

Staff recommends review and approval of the proposed amendments.

### D. PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board **recommends approval** and finds that proposed amendments are consistent with the Comprehensive Plan.

### E. ACTION REQUESTED

The Town Board of Commissioners is requested to hold a public hearing and take action on one of the following items:

- **Approve and consistent:** The Town Board finds that proposed amendments are consistent with the Comprehensive Plan.
- **Approve and not consistent:** The Town Board finds that the proposed amendments are not consistent with the Comprehensive Plan as adopted, but finds the proposed amendments to be reasonable and in the public interest and amends the Comprehensive Plan with this action to establish consistency.
- **Deny and not consistent:** The Town Board finds that the proposed amendments are not consistent with the Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

### F. ATTACHMENTS

1. Section 8.1.3.1 showing proposed amendments regarding parking surfaces.



### 8.1.3. PARKING LOT DESIGN

#### 8.1.3.1. Parking Surface

##### 8.1.3.1.1. Paving Required

All required parking and vehicular traffic surfaces shall be graded for drainage in accordance with Section 10.3 Stormwater Management Standards and shall be surfaced with concrete or bituminous asphalt pavement on a compacted base course, constructed to industry standards, except as allowed by Section 8.1.3.1.2 and 8.1.3.1.3, below. Alternative materials, such as pervious pavement or pavers, may be approved by the Administrator, subject to the standards of Section 10.3.8, if such material(s) exhibits equivalent load bearing and wear characteristics as concrete or bituminous asphalt. In making such a determination, the Administrator may consult the Town Engineer, Director of Public Works, or their designee or other persons with knowledge of paving materials.

##### 8.1.3.1.2. ~~Exemptions to Paving Requirements~~ Overflow Parking and Industrial Storage Parking

~~Overflow parking areas and~~ event parking areas ~~that are used more than four times per year, public park and trailhead parking areas,~~ and industrial parking/storage yards may use gravel instead of paved surface provided that the following conditions are met:

- The minimum number of parking spaces required for each use is paved
- All parking areas within front and side yards are paved
- Driveway aprons a minimum of 20 feet deep (or greater if required by NCDOT) are paved
- Required ADA accessible parking spaces are paved
- Gravel is spread four-inches deep on top of a compacted base course
- The property is not located in the CC district

All parking areas for which paving is waived shall meet the minimum requirements of Volumes I-C and V of the North Carolina State Building Code for Accessibility and for Fire Prevention.

##### Paving Exemption for Assembly Uses

~~Paving of parking areas and access ways for assembly uses (churches, sports facilities, fairgrounds, etc.) may be waived if evidence is presented to the Administrator that these spaces will not be used regularly on a daily basis or at least five times per week. Parking areas for which paving is waived shall maintain a turf or gravel surface. Gravel shall be spread four (4) inches deep on top of a compacted base course.~~

##### 8.1.3.1.3. Striping Required

Paved off-street parking areas, as required by this Ordinance, shall be striped in accordance with the dimensions as set forth in this Article 8.

##### 8.1.3.1.4. CC City District Parking

All parking surfaces within the Center City district shall be paved. Any ~~existing~~ unpaved, dirt or gravel parking and vehicular circulation areas ~~existing within the CC zoning district as of July 8, 2019~~ shall be closed or paved ~~by December 31, 2025, within four (4) years of notification of affected property owners after the adoption of this provision on July 8, 2019. The deadline to conform with the provision is July 8, 2023.~~

#### 8.1.3.2. Curb & Gutter

All sites with more than 50 parking spaces shall be constructed with standard or valley curb and gutter as detailed in Appendix C. As an alternative, parking areas shall be designed in accordance with *Low Impact Development (LID): A Guidebook for North Carolina* published by the North Carolina Cooperative Extension.

#### 8.1.3.3. Overhang Protection

Wheel stops, bumper guards, or curbing shall be provided, located and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian crossing area or landscaping area.

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## Part 3 Synopsis

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Part 3: Public Safety relates to how the town provides public safety services to the community. This part is broken down into 7 Chapters as detailed below:

- **Chapter 1 Law Enforcement**
  - This brief chapter describes how Police Protection is provided to the Town through agreement with the Cabarrus County Sheriff's Department.
- **Chapter 2 Fire Prevention**
  - Fire prevention describes how the Town reduces the community's risk from fire such as limiting outdoor fires, fireworks and pyrotechnics, false alarms, fire lanes, etc..... It also describes the provision of Fire Inspection services through the Cabarrus County Fire Marshal's Office.
  - The chapter also defines the Town's primary fire limits, which is a section of the Town that is more vulnerable to fire. These areas are typically historic areas and contain buildings that run the risk of a devastating loss due to their construction and proximity. No frame or wooden building or structure or additions to these can be erected, altered, repaired or moved.
- **Chapter 3 Fire Department**
  - This chapter describes the composition, duties, authority, and purpose of the Mount Pleasant Fire Department – to serve the community in times of an emergency. This is a core function of local government.
- **Chapter 4 Civil Preparedness and Emergencies**
  - Chapter 4 details the process and method of declaring a State of Emergency within the incorporated limits of the Town. This is when a disaster has occurred or may be imminent that is severe enough to overcome the Town's capability to manage individually.
- **Chapter 5 Emergency Interim Succession**
  - This chapter appoints a specific method of defining an acting successor in the event of an emergency to maintain continuity of government for the Town.
- **Chapter 6 Emergency Management**
  - Chapter 6 describes how the Town works to enhance its resiliency by actively collaborating, communicating, and coordinating activities to prevent, mitigate, respond and recover from disasters.
  - This also adopts the Town's Emergency Plan providing for the framework the Town will use to coordinate its response to emergencies and disasters within the community.
- **Chapter 7 Emergency Medical Services**
  - This chapter defines that Emergency Medical Services for the Town are provided for by Cabarrus County Emergency Medical Services.



# Town of Mount Pleasant

## Pavement Condition Rating (PCR)

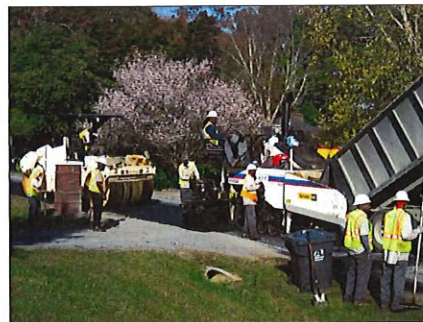
Richard D. McMillan, PE  
Town Engineer  
September 11, 2023

1

### Why do we need to evaluate streets/pavement?



- Streets have a finite life and require maintenance
  - Residential streets – about 20-25 years
  - Collector streets – about 15-20 years
  - Main thoroughfares – about 10-15 years
- Maintenance extends life of pavement
- NCDOT provides Powell Bill Funding (gas tax) to the Town to maintain public streets – about \$50,400/year (*NCDOT 2022 Street Aid Allocations Report*)
- The PCR is used to prioritize paving & maintenance activities



2

## What is Pavement Condition Rating... or PCR?



- Visual inspection of each roadway segment
- Pavement grade of each section based on eight (8) distress factors, plus maintenance activities
- Consistent method to determine required maintenance activities and resurfacing program
- Most municipalities utilize a form of a PCR to determine pavement maintenance projects
- Maintenance is based on roadway conditions and scoring, not public complaining or appearance

3

## Pavement Distress Type Classifications

### *How do we grade streets?*



Points are deducted from 100 based on the distresses, severity, and percentage of street with problem.

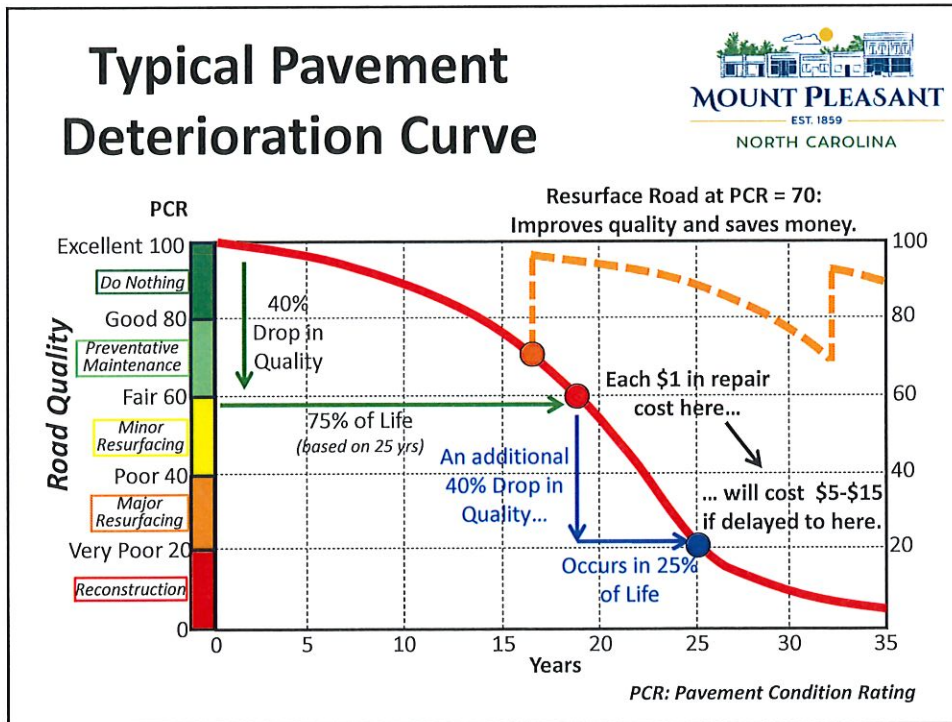
- |  |                      |
|--|----------------------|
| • Alligator Cracking                             | • Raveling           |
| • Light  | • Bleeding           |
| • Moderate                                       | • Ride Quality       |
| • Severe   | • Patching           |
| • Percentage of street                           | • Maint. Issues      |
| • Block/Traverse Cracking                        | • Edge Cracking      |
| • Reflective Cracking<br>(asphalt over concrete) | • Edge Channeling    |
| • Rutting  | • Tree Root Cracking |

4





5



6

## Typical Pavement Deterioration Curve



So what does the Chart say?...

### Example - Roof Leak:

- If you have small roof leak, you can repair it early for minimal expense.
- If you wait, there will be more to repair and cost more.
- If you continue to wait, you'll have a roof to repair, rotted wood rafters, fascia issues, insulation replacement, mold remediation, sheetrock repairs, floor repairs, and more; a very expensive repair.

Roads are the same... the longer you wait for maintenance and repairs, to more expensive and extensive the repairs become.

7

## PCR Highlights



- Mount Pleasant's streets, in general, are in good to fair condition
- Average PCR for Town is **69.9**; Avg PCRs for many municipalities in NC range between 65-80
  - Ratings: 100-80 Excellent to Good; 80-60 Good to Fair; 60-40 Fair to Poor; 40-20 Poor to Very Poor
  - The PCR rating is a visual judgment; it is not perfect, but consistent
- Of the Town's 80 street segments rated:
  - 44 Segments are 70 or higher - good
  - 17 Segments are below 50 – Fair to very poor
  - 6 Segments below 30 – poor to very poor

8

# PCR Highlights



**Town of Mt. Pleasant**  
Pavement Condition Rating - PCR

Street Segment Name		Street Segment Limits		DEDUCTION VALUES - 2013													2023 Overall PCR										
Overall PCR	Street Segment Name	Street Segment Limits	Overall PCR	Algalgae Cracking (0-100%)	Block/Transverse Cracking (0-100%)	Reflective Cracking (0-100%)	Rating (R1)	Rating (R2)	Rating (R3)	Rating (R4)	Rating (R5)	Rating (R6)	Rating (R7)	Rating (R8)	Rating (R9)	Rating (R10)		Rating (R11)	Rating (R12)	Rating (R13)	Rating (R14)	Rating (R15)	Rating (R16)	Rating (R17)	Rating (R18)	Rating (R19)	Rating (R20)
71.1	A Street	E. Franklin St	Reid St	Light	15	15%	Light	5	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	N/A	N/A	N/A
67.5	Albion Street	W. Franklin St	Ernie St	Light	15	5%	Light	5	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Light	5	N/A	N/A	N/A
59.0	Alish Trail	Oldenburg Dr	Erback Ln.	Moderate	60	60%	Light	5	None	0	Light	5	None	0	None	0	None	0	None	0	Moderate	10	Light	5	N/A	N/A	N/A
39.0	Clark Trail	Erback Ln.	Cul-de-sac	Light	25	15%	Moderate	20	None	0	None	0	None	0	None	0	None	0	None	0	Smooth	0	None	0	N/A	N/A	N/A
36.0	C Street	E. Franklin St	Reid St	Moderate	60	4%	Moderate	20	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	Y	N/A	N/A
36.0	D Street	Reid St	Wade St	Moderate	60	4%	Moderate	20	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	Y	N/A	N/A
36.0	Harmony Drive	S. College St	S. Main St	None	0	0%	Light	5	None	0	None	0	None	0	None	0	None	0	None	0	Smooth	0	None	0	N/A	N/A	N/A
28.0	McArthur Lane	Erback Ln.	Cul-de-sac	Moderate	60	50%	Light	5	None	0	Moderate	10	None	0	None	0	None	0	None	0	Smooth	0	None	0	Y	Y	N/A

**Town of Mt. Pleasant**  
Pavement Condition Rating - PCR

Street Segment Name		Street Segment Limits		DEDUCTION VALUES - 2013													2023 Overall PCR										
Overall PCR	Street Segment Name	Street Segment Limits	Overall PCR	Algalgae Cracking (0-100%)	Block/Transverse Cracking (0-100%)	Reflective Cracking (0-100%)	Rating (R1)	Rating (R2)	Rating (R3)	Rating (R4)	Rating (R5)	Rating (R6)	Rating (R7)	Rating (R8)	Rating (R9)	Rating (R10)		Rating (R11)	Rating (R12)	Rating (R13)	Rating (R14)	Rating (R15)	Rating (R16)	Rating (R17)	Rating (R18)	Rating (R19)	Rating (R20)
13.0	Avonier Hill Court	Erback Ln.	Cul-de-sac	Moderate	60	30%	Light	5	None	0	None	0	Severe	25	None	0	None	0	None	0	Rough	25	None	0	N/A	N/A	N/A
25.0	Bilverlor Court	Erback Ln.	Cul-de-sac	Moderate	60	50%	Light	5	None	0	Moderate	10	None	0	None	0	None	0	None	0	Rough	25	None	0	Y	N/A	N/A
25.0	Lee Street	S. Main St	Washington St	Moderate	60	50%	Moderate	20	None	0	Light	5	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	N/A	N/A	N/A
26.0	Enchanted Lane	North Dr	Cul-de-sac	Moderate	60	40%	Light	5	None	0	Moderate	10	Light	5	None	0	None	0	None	0	Rough	25	None	0	N/A	N/A	N/A
29.0	Lorilee Street	Oldenburg Dr.	Cul-de-sac	Moderate	60	60%	Moderate	20	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Light	5	N/A	N/A	N/A
30.0	Rhineland Court	Oldenburg Dr.	Cul-de-sac	Moderate	60	75%	Light	5	None	0	Light	5	None	0	None	0	None	0	None	0	Moderate	10	Light	5	N/A	N/A	N/A
30.0	Reid Street	B St	A St	Light	25	40%	Moderate	20	None	0	Moderate	10	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	N/A	N/A	N/A
34.0	B Street	E. Franklin St	Reid St	Moderate	60	40%	Moderate	20	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	Y	N/A	N/A
34.0	B Street	Reid St	Wade St	Moderate	60	40%	Moderate	20	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	Y	N/A	N/A
36.0	B Street	Washington St	Barringer St	Moderate	60	40%	Moderate	20	None	0	Light	5	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	Y	N/A	N/A
36.0	Lee Street	Oldenburg Dr.	Erback Ln.	Moderate	60	60%	Light	5	None	0	Light	5	None	0	None	0	None	0	None	0	Moderate	10	Light	5	N/A	N/A	N/A
39.0	Alish Trail	Oldenburg Dr.	Erback Ln.	Moderate	60	75%	Light	5	None	0	None	0	None	0	None	0	None	0	None	0	Moderate	10	Light	5	N/A	N/A	N/A
40.0	Erback Lane	Oberhaus St	Bilverlor Ct	Moderate	60	50%	Moderate	20	Moderate	10	None	0	None	0	None	0	None	0	None	0	Moderate	10	Light	5	Y	N/A	N/A
42.5	C Street	E. Franklin St	Wade St	Light	25	50%	Moderate	20	Moderate	10	None	0	None	0	None	0	None	0	None	0	Moderate	10	Light	5	Y	N/A	N/A
42.5	C Street	Wade St	Dead End	Light	25	10%	Moderate	20	None	0	Moderate	10	None	0	None	0	None	0	None	0	Moderate	10	Moderate	10	N/A	N/A	Y

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# Recommendations



**Town of Mt. Pleasant**  
Pavement Condition Rating - PCR

2023 Overall PCR	Street Segment Name	Street Segment Limits		2023 Overall PCR
15.0	Wester Holt Court	Erback Ln.	Cul-de-sac	15.0
25.0	Bilverlor Court	Erback Ln.	Cul-de-sac	25.0
25.0	Lee Street	S. Main St	Washington St	25.0
26.0	Enchanted Lane	North Dr	Cul-de-sac	26.0
29.0	Lorilee Street	Oldenburg Dr.	Cul-de-sac	29.0
30.0	Rhineland Court	Oldenburg Dr.	Cul-de-sac	30.0
35.0	Reid Street	A St	B St	35.0
36.0	B Street	E. Franklin St	Reid St	36.0
36.0	B Street	Reid St.	Wade St	36.0
36.0	Lee Street	Washington St	Barringer St	36.0
39.0	Alish Trail	Oldenburg Dr.	Erback Ln.	39.0
40.0	Erback Lane	Oberhaus St	Bilverlor Ct	40.0
42.5	C Street	E. Franklin St	Wade St	42.5
42.5	C Street	Wade St	Dead End	42.5

- Cluster projects to avoid expensive contractor extra mobilization costs.
- Resurface streets once pavements rate between 60-70, as budgets allow.
- Engage in maintenance activities – crack sealing, ditch maintenance, etc. when streets rate 70-85 to extend life.
- Look ahead for other work needed on streets to avoid cutting newly resurfaced streets.
- Dedicate funding to annual, bi-annual, or tri-annual paving program.

→ Oldenburg Area  
→ Central & North Area  
 USDA Sewer: Resurfacing will occur after sewer work.

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## Pavement Condition Ratings

Questions?

Thank You!



# Statement of Work

## D.W. Castleberry Asphalt Paving

**NC Highway Contractor License #99446**

9629B Mission Church Rd.  
Locust, NC 28097

Date

September 5, 2023

Services Performed For:

Town of Mt. Pleasant

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## Scope of Work

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### Paving various streets

1. Level course dips with asphalt. Place manhole and water valve risers as needed.
2. Chip seal and pave with 2" of surface mix asphalt the following streets.
  - Westerholt Ct - \$21,400.00
  - Bilverlor Ct - \$24,500.00
  - Lorilei St - \$23,900.00
  - Rhineland Ct - \$29,950.00
  - Alish Trail - \$33,500.00
  - Lee St (from S Main St to Barringer St only)- \$41,750.00
  - Enchanted Lane- \$24,900.00
  - Reid St- \$23,850.00
  - B St- \$23,950.00
  - Erbach Lane (from Oberhaus to Bilverlor)- \$67,300.00

Total \$ 315,000